

REVISED
Conditions of Approval

*PLEASE NOTE: Conditions shown in **RED** have been added
since the February 22nd Planning Commission hearing.*

DRAFT Resolution 11-04 (CUP)

- B. 1 All development shall substantially conform to the plans designated by the Ceres Planning Division as "Final Exhibit". Final Exhibit shall consist of the submitted maps(s), site plan, floor plans, elevations and landscape plans amended by the Developer to reflect any changes required by the City in the approval process. The Developer shall submit any required amended site plans and exhibits to the Planning Division within 90 days of project approval. (PAGE 165)
- B.8 Permanent outdoor sales are not permitted within the parking area for this project. Temporary outdoor sales are permitted within the parking area in conformance with CMC section 18.50.050 provided that a temporary use permit is obtained and ~~providing that required parking ratios are maintained at all times.~~ (PAGE 166)
- B.18 Retenanting of the existing Walmart: Walmart's Realty Division will provide a Sale Strategy Plan ("Plan") for City Council approval that will detail the efforts Walmart will undertake to find buyers for the property located at 1670 Mitchell Road. In order to ensure the property is sold as quickly as possible, the Plan will impose limited restrictions on the property. Specifically, the Plan will only impose restrictions against direct competitors, such as but not limited to Target or WinCo. The Plan may be provided to the City upon approval of the Project, but shall be provided prior to the earlier of the issuance of a building permit or the within thirty (30) days from the date the existing Walmart building at 1670 Mitchell Road is vacated. The Plan shall be approved by the presented to the City Council on a City Council agenda and acted upon by the City Council within 90 days of submittal. Any approval shall be prior to issuance of a Certificate of Occupancy building permit for the new Walmart building in the Mitchell Ranch Center. The level of detail and the commitment set forth in the Plan will ensure the City that Walmart is motivated to sell the property and re-tenant the property to the quickest extent possible. (PAGE 168)
- B. 21 In furtherance of ~~prevention of blight~~ the beautification and promotion of in the downtown area, prior to issuance of a building permit the Developer shall provide a ~~blight mitigation~~ Downtown Beautification fee in the amount of \$75,000, which funds are to be used for the beautification and promotion of downtown Ceres. Upon receipt of the funds, the City will make a public announcement regarding the receipt of the funds, in cooperation with Developer. (PAGE 168)
- C. 23 All parking lot paving, drive and access aisles, and other hardscape for the entire site shall be installed in conjunction with Major 1 as set forth in the ~~site plan dated March 15, 2010~~ Phase 1 Paving Exhibit dated October 22, 2010 and created by Greenberg Farrow. (PAGE 173)
- D. 6.h.ii. The Don Pedro Road frontage of the project shall be signed and marked to prohibit parking. The remaining Don Pedro Road frontage not otherwise marked for full parking prohibition between Mitchell Road and El Camino Avenue shall be signed to prohibit truck parking. (PAGE 178)

- D. 9f The Developer shall provide the City of Ceres with a right of entry to drill a test well within the project site northwest of Shops 3, as depicted in the ~~site plan dated March 15, 2010~~ Future Well Dedication Exhibit dated October 22, 2010 and created by Greenberg Farrow. If it is determined by the test well results that water quality and quantity, that this site can be developed into a municipal well, then the Developer shall dedicate the necessary land area within the remaining area to the northwest of the Potential Future Street, as depicted in the ~~site plan dated March 15, 2010~~ Future Well Dedication Exhibit dated October 22, 2010 and created by Greenberg Farrow, for the development of this well to the City of Ceres. (PAGE 181)
- G.6 The Developer shall provide a plan for on-site security for the initial development of the Center including Major 1 to the satisfaction of the Public Safety Director and shall ensure that security is on-site at Major 1 during Major 1 hours of operation. A plan for on-site security for each subsequent phase of development shall be prepared, to the satisfaction of the Public Safety Director, as a condition of the first final certificate of occupancy for each subsequent phase. (PAGE 189)

DRAFT Resolution 11-05 (VTSM)

- C. 21 All parking lot paving, drive and access aisles, and other hardscape for the entire site shall be installed in conjunction with Major 1 as set forth in the ~~site plan dated March 15, 2010~~ Phase 1 Paving Exhibit dated October 22, 2010 and created by Greenberg Farrow. (PAGE 201)
- C. 32g The Developer shall provide the City of Ceres with a right of entry to drill a test well within the project site northwest of Shops 3, as depicted in the ~~site plan dated March 15, 2010~~ Future Well Dedication Exhibit dated October 22, 2010 and created by Greenberg Farrow. If it is determined by the test well results that water quality and quantity, that this site can be developed into a municipal well, then the Developer shall dedicate the necessary land area within the remaining area to the northwest of the Potential Future Street, as depicted in the ~~site plan dated March 15, 2010~~ Future Well Dedication Exhibit dated October 22, 2010 and created by Greenberg Farrow, for the development of this well to the City of Ceres. (PAGE 206)
- C. 40.g.ii. The Don Pedro Road frontage of the project shall be signed and marked to prohibit parking. The Remaining Don Pedro Road frontage not otherwise marked for full parking prohibition between Mitchell Road and El Camino Avenue shall be signed to prohibit truck parking. (PAGE 213)

April 1, 2011

Mr. Mark Teague, AICP
PMC
508 Chestnut Street, Suite A
Mount Shasta, CA 96067



Subject: Mitchell Ranch Center Revised Health Risk Assessment in Response to SJVAPCD Comments

Dear Mr. Teague:

The air district makes several suggestions regarding the appropriate scope, assumptions, and methodology for the Health Risk Assessment (HRA). This supplemental analysis serves to alleviate concern that the previous analysis (dated June 11, 2008) understates potential risks.

The HRA has been revised to include emissions from all sources of toxic air contaminants that will be included in the project. Specifically, the SJVAPCD asked that toxic emissions from restaurants, an emergency diesel generator (for Walmart), and transportation refrigeration units (TRUs). These sources have been included in the revised HRA herein. Although two (2) fast-food restaurants are proposed, the exact type of fast-food restaurants and their menu items and cooking methods have yet-to-be determined. As a result, to provide a conservative estimate of emissions, restaurants including those cooking beef, poultry with skin, poultry without skin, and pork were evaluated. Charbroiling emissions were also determined for several different cooking methods including charbroilers, under-fired broilers, and griddles (SJVAPCD, 2006). See Attachment "A" for more detailed calculations and methodology.

The SJVAPCD also noted that truck travel emissions on public highways should not be included in the risk estimate, accordingly these emissions have been removed in the revised HRA. The revised HRA includes truck travel on-site using multiple volume source configuration as requested by SJVAPCD.

Per SJVAPCD policy truck idling, and TRU idling emissions were modeled as point sources at the locations where idling will occur (e.g., loading docks). For TRUs, the analysis assumes that of the total Walmart trucks accessing the site, four (4) will include TRUs, an additional two (2) TRUs were assumed for the potential future restaurants (one TRU each). Per SJVAPCD guidance TRUs were modeled to operate for 30 minutes each trip and are rated at 50 BHP with 0.76 g PM/BHP-Hr.

Although SJVAPCD does not recognize averaging emissions and advocates using an unrealistic start-up year emissions, for purposes of this analysis emissions have been averaged from 2010 through 2043 (as outlined in the 2008 HRA) to represent the most realistic impacts resulting from the proposed project. The approach used in the HRA of averaging emissions is also accepted by other air districts in California, namely the South Coast Air Quality Management District (SCAQMD) and the Bay Area Air Quality Management District (BAAQMD), and has been used for several EIRs throughout the state. The purpose for averaging emissions is due to the fact that the risk factors and risk calculation accounts for 70 years of exposure. It would be inappropriate to assume that the start-up year emissions would remain unchanged for 70 years when the state-available model (EMFAC 2007) accounts for changes in the truck fleet as the analysis year increases as well as the fact that Walmart's truck fleet is substantially cleaner (generates fewer emissions) than the start-up year.

The SJVAPCD also advocates the use of 15 minutes of idling per truck. However in a comment letter from SJVAPCD regarding the Kerman Walmart (SCH# 2009101035) (letter dated October 15, 2010), SJVAPCD acknowledges that for Walmart trucks five minutes of idling is acceptable:

"...The District agrees that if Walmart has idling devices installed on their trucks that modeling emissions for only five minutes is acceptable...(page 3, comment 3b)"

As such, the revised HRA includes five minutes of idling for all Walmart trucks and fifteen minutes for all other trucks accessing the site.

The District recommended Derived (OEHHA) method is used to calculate residential carcinogenic risk based on predicted pollutant concentrations. SJVAPCD has also requested that five-years of recent meteorological data be used in the modeling; as such five-years of meteorological data have been used in the revised HRA (2005-2009).

The results of the analysis indicate that the maximum cancer risk to the nearest residential receptor will be 1.35 per million which is well below the 10 per million threshold. Similarly, the maximum cancer risk to the nearest worker receptor will be 0.50 per million which is well below the 10 per million threshold. The results indicate that even with the inclusion of TRUs, Restaurant Emissions, Diesel Generator, and the use of

SJVAPCD recommended modeling parameters the results provided in the 2008 HRA are adequate, and do not significantly underestimate impacts.

TABLE 1
PROJECT-RELATED OPERATIONAL HEALTH RISK ASSESSMENT RESULTS
(CANCER RISK)

Receptor	Diesel Deliver Trucks, TRUs, Emergency Generator	Fast Food Restaurants	Total Cancer Risk (Risk Per Million)	Threshold	Significant?
Residential	1.08	0.27	1.35	10	NO
Worker	0.44	0.06	0.50	10	NO

TABLE 2
PROJECT-RELATED OPERATIONAL HEALTH RISK ASSESSMENT RESULTS
(CHRONIC HAZARD INDEX)

Receptor Location	Diesel Deliver Trucks, TRUs, Emergency Generator	Fast Food Restaurants	Total Chronic Hazard Index	Threshold	Significant?
Residential	0.00052	0.00044	0.00096	1	NO
Worker	0.00093	0.00044	0.00137	1	NO

If you have any questions, please contact me directly at (949) 660-1994 ext. 217.

Respectfully submitted,

URBAN CROSSROADS, INC.



Haseeb Qureshi, MES
 Senior Air Quality Specialist

Mr. Mark Teague, AICP
PMC
April 1, 2011
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ATTACHMENT "A"

RISK CALCULATIONS AND MODEL OUTPUTS

PROJECT TITLE:

**Mitchell Ranch HRA - Revised
Source Configuration**



COMMENTS:

SOURCES:

21

COMPANY NAME:

RECEPTORS:

8

MODELER:

SCALE: 1:5,804

0  0.2 km

DATE:

3/31/2011

PROJECT NO.:

5615

TABLE 3
QUANTIFICATION OF CARCINOGENIC RISKS AND NONCARCINOGENIC HAZARDS
RESIDENTIAL EXPOSURE SCENARIO (70-YEAR)

Source (a)	Maximum Concentration		Weight Fraction (d)	Contaminant (e)	Carcinogenic Risk			Noncarcinogenic Hazards		
	(ug/m3) (b)	(mg/m3) (c)			URF (ug/m3) (f)	CPF (mg/kg/day) (g)	RISK (h)	REL (ug/m3) (i)	RfD (mg/kg/day) (j)	Index (k)
Diesel	2.60E-03	2.6E-06	1.00E+00	Particulates	4.1453E-04	1.1E+00	1.08	5.0E+00	1.4E-03	5.2E-04

Note: Exposure factors used to calculate contaminant intake

Exposure Frequency (days/year)	350
Exposure Duration (years)	70
Inhalation Rate (m3/day)*	27.51
Average Body Weight (kg)	70
Averaging Time (cancer) (days)	25550
Averaging Time (non-cancer) (days)	25550

*Inhalation Rate of 27.51 m3/day equates to the ARB breathing 393 liters per kilogram-day

E= 10^X, i.e. E-02 = 10⁻²

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TABLE 3
QUANTIFICATION OF CARCINOGENIC RISKS AND NONCARCINOGENIC HAZARDS
WORKER EXPOSURE SCENARIO (40-YEAR)

Source	Maximum Concentration		Weight Fraction	Contaminant	Carcinogenic Risk			Noncarcinogenic Hazards		
	(ug/m3) (b)	(mg/m3) (c)			URF (ug/m3) (f)	CPF (mg/kg/day) (g)	RISK (h)	REL (ug/m3) (i)	RfD (mg/kg/day) (j)	Index (k)
Diesel	4.65E-03	4.7E-06	1.00E+00	Particulates	1.5716E-04	1.1E+00	0.44	5.0E+00	1.4E-03	9.3E-04

Note: Exposure factors used to calculate contaminant intake

Exposure Frequency (days/year)	240
Exposure Duration (years)	40
Inhalation Rate (m3/day)*	16.20
Average Body Weight (kg)	70
Averaging Time _(cancer) (days)	25550
Averaging Time _(non-cancer) (days)	14600

*Inhalation Rate of 16.2 m3/day equates to the ARB breathing 231.43 liters per kilogram-day

E= 10^X, i.e. E-02 = 10⁻²

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Ingress/Egress (Line Sources)

Project Generated Trips	30
Operational Hours	24

Emission Factor: Haul Truck EF	0.1878 g/mile
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Emission Calculations:

SLINE 1

Travel Rate:	
Average Travel Distance:	648 feet/truck trip
Average Daily Truck Trips	4 truck trip/day
Travel Distance	0.49090909 miles

Emissions (ingress/egress): 0.000016938 lbs/hr

SLINE 2

Travel Rate:	
Average Travel Distance:	204 feet/truck trip
Average Daily Truck Trips	20 truck trip/day
Travel Distance	0.77272727 miles

Emissions (ingress/egress): 0.000026661 lbs/hr

SLINE 3

Travel Rate:	
Average Travel Distance:	240 feet/truck trip
Average Daily Truck Trips	1 truck trip/day
Travel Distance	0.04545455 miles

Emissions (ingress/egress): 0.000001568 lbs/hr

SLINE 4

Travel Rate:	
Average Travel Distance:	732 feet/truck trip
Average Daily Truck Trips	5 truck trip/day
Travel Distance	0.69318182 miles

Emissions (ingress/egress): 0.000023916 lbs/hr

Idling / TRU

Project Generated Trips	30
Project Generated TRUs	6
Operational Hours	24

Emission Factor:	
Haul Truck EF	0.4998 g/idle-hr
TRU EF	0.38 g/idle-hr

Emission Calculations:

WMID1/WMID2

Travel Rate:

Idle Time	5 minutes/truck
Average Daily Truck Trips	10 truck trip/day
Idle Rate	50 idle minutes/day
	0.03472222 idle-hrs/hr

Emissions (ingress/egress): 0.000038259 lbs/hr

All Others

Travel Rate:

Idle Time	15 minutes/truck
Average Daily Truck Trips	1 truck trip/day
Idle Rate	15 idle minutes/day
	0.01041667 idle-hrs/hr

Emissions (ingress/egress): 0.000011478 lbs/hr

WM TRU1/TRU2

Travel Rate:

Idle Time	30 minutes/truck
Average Daily Truck Trips	2 truck trip/day
Idle Rate	60 idle minutes/day
	0.04166667 idle-hrs/hr

Emissions (ingress/egress): 0.000034907 lbs/hr

TRUs

Travel Rate:

Idle Time	30 minutes/truck
Average Daily Truck Trips	1 truck trip/day
Idle Rate	30 idle minutes/day
	0.02083333 idle-hrs/hr

Emissions (ingress/egress): 0.000001595 lbs/hr

Testing Duration	20 min/hr
Hours Run Per Year	52 hrs/yr
load factor	1 (100%)
Horsepower	527
PM10 Emission factor	0.035 g/bhp-hr
	6.148333 g/hr
	0.013555 lbs/hr
	0.001936 lbs/hr (weekly average)

**QUANTIFICATION OF CARCINOGENIC RISKS AND NONCARCINOGENIC HAZARDS
FAST FOOD ACTIVITY - RESIDENTIAL SCENARIO**

Distance from Source(m)	Maximum Concentration		Weight Fraction	Contaminant	Noncarcinogenic Hazards		
	(ug/m3)	(mg/m3)			REL (ug/m3)	RfD (mg/kg/day)	Index
(a)	(b)	(c)	(d)	(e)	(i)	(j)	(k)
30	2.11E-03	2.1E-06	1.00E+00	Napthalene	9.0E+00	2.6E-03	2.34E-04
65	3.97E-03	4.0E-06	1.00E+00	Napthalene	9.0E+00	2.6E-03	4.41E-04
100	3.76E-03	3.8E-06	1.00E+00	Napthalene	9.0E+00	2.6E-03	4.18E-04
200	1.91E-03	1.9E-06	1.00E+00	Napthalene	9.0E+00	2.6E-03	2.12E-04
300	1.35E-03	1.3E-06	1.00E+00	Napthalene	9.0E+00	2.6E-03	1.50E-04
400	1.12E-03	1.1E-06	1.00E+00	Napthalene	9.0E+00	2.6E-03	1.25E-04
500	9.01E-04	9.0E-07	1.00E+00	Napthalene	9.0E+00	2.6E-03	1.00E-04
600	7.29E-04	7.3E-07	1.00E+00	Napthalene	9.0E+00	2.6E-03	8.10E-05
700	6.01E-04	6.0E-07	1.00E+00	Napthalene	9.0E+00	2.6E-03	6.68E-05
800	5.05E-04	5.1E-07	1.00E+00	Napthalene	9.0E+00	2.6E-03	5.61E-05

Note: Exposure factors used to calculate contaminant intake

Exposure Frequency (days/year)	350
Exposure Duration (years)	70.00
Inhalation Rate (m3/day)*	27.51
Average Body Weight (kg)	70
Averaging Time _(cancer) (days)	25550
Averaging Time _(noncancer) (days)	25550

*Inhalation Rate of 27.51 m3/day equates to the ARB breathing 393 liters per kilogram-day

E= 10⁻⁵, i.e. E-02 = 10⁻²

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**QUANTIFICATION OF CARCINOGENIC RISKS AND NONCARCINOGENIC HAZARDS
FAST FOOD ACTIVITY - RESIDENTIAL SCENARIO**

Distance from Source(m)	Maximum Concentration		Weight Fraction	Contaminant	Carcinogenic Risk		
	(ug/m3)	(mg/m3)			URF (ug/m3)	CPF (mg/kg/day)	RISK
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)
30	3.02E-05	3.0E-08	1.00E+00	Non-Napthalene	1.1E-03	12.7	0.14
65	5.69E-05	5.7E-08	1.00E+00	Non-Napthalene	1.1E-03	12.7	0.27
100	5.39E-05	5.4E-08	1.00E+00	Non-Napthalene	1.1E-03	12.7	0.26
200	2.74E-05	2.7E-08	1.00E+00	Non-Napthalene	1.1E-03	12.7	0.13
300	1.94E-05	1.9E-08	1.00E+00	Non-Napthalene	1.1E-03	12.7	0.09
400	1.61E-05	1.6E-08	1.00E+00	Non-Napthalene	1.1E-03	12.7	0.08
500	1.29E-05	1.3E-08	1.00E+00	Non-Napthalene	1.1E-03	12.7	0.06
600	1.05E-05	1.0E-08	1.00E+00	Non-Napthalene	1.1E-03	12.7	0.05
700	8.62E-06	8.6E-09	1.00E+00	Non-Napthalene	1.1E-03	12.7	0.04
800	7.24E-06	7.2E-09	1.00E+00	Non-Napthalene	1.1E-03	12.7	0.03

Note: Exposure factors used to calculate contaminant intake

Exposure Frequency (days/year)	350
Exposure Duration (years)	70.00
Inhalation Rate (m3/day)*	27.51
Average Body Weight (kg)	70
Averaging Time _(cancer) (days)	25550
Averaging Time _(noncancer) (days)	25550

*Inhalation Rate of 27.51 m3/day equates to the ARB breathing 393 liters per kilogram-day

E= 10⁻⁶, i.e. E-02 = 10⁻²

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QUANTIFICATION OF CARCINOGENIC RISKS AND NONCARCINOGENIC HAZARDS
FAST FOOD ACTIVITY - WORKER SCENARIO

Distance from Source(m)	Maximum Concentration		Weight Fraction	Contaminant	Noncarcinogenic Hazards		
	(ug/m3)	(mg/m3)			REL (ug/m3)	RfD (mg/kg/day)	Index
(a)	(b)	(c)	(d)	(e)	(i)	(j)	(k)
30	2.11E-03	2.1E-06	1.00E+00	Napthalene	9.0E+00	2.6E-03	2.34E-04
65	3.97E-03	4.0E-06	1.00E+00	Napthalene	9.0E+00	2.6E-03	4.41E-04
100	3.76E-03	3.8E-06	1.00E+00	Napthalene	9.0E+00	2.6E-03	4.18E-04
200	1.91E-03	1.9E-06	1.00E+00	Napthalene	9.0E+00	2.6E-03	2.12E-04
300	1.35E-03	1.3E-06	1.00E+00	Napthalene	9.0E+00	2.6E-03	1.50E-04
400	1.12E-03	1.1E-06	1.00E+00	Napthalene	9.0E+00	2.6E-03	1.25E-04
500	9.01E-04	9.0E-07	1.00E+00	Napthalene	9.0E+00	2.6E-03	1.00E-04
600	7.29E-04	7.3E-07	1.00E+00	Napthalene	9.0E+00	2.6E-03	8.10E-05
700	6.01E-04	6.0E-07	1.00E+00	Napthalene	9.0E+00	2.6E-03	6.68E-05
800	5.05E-04	5.1E-07	1.00E+00	Napthalene	9.0E+00	2.6E-03	5.61E-05

Note: Exposure factors used to calculate contaminant intake

Exposure Frequency (days/year)	240
Exposure Duration (years)	40.00
Inhalation Rate (m3/day)*	16.20
Average Body Weight (kg)	70
Averaging Time _(cancer) (days)	25550
Averaging Time _(noncancer) (days)	14600

*Inhalation Rate of 16.2 m3/day equates to the ARB breathing 231.43 liters per kilogram-day

E= 10⁻⁶, i.e. E-02 = 10⁻²

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**QUANTIFICATION OF CARCINOGENIC RISKS AND NONCARCINOGENIC HAZARDS
FAST FOOD ACTIVITY - WORKER SCENARIO**

Distance from Source(m)	Maximum Concentration		Weight Fraction	Contaminant	Carcinogenic Risk		
	(ug/m3)	(mg/m3)			URF (ug/m3)	CPF (mg/kg/day)	RISK
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)
30	3.02E-05	3.0E-08	1.00E+00	Non-Napthalene	1.1E-03	12.7	0.03
65	5.69E-05	5.7E-08	1.00E+00	Non-Napthalene	1.1E-03	12.7	0.06
100	5.39E-05	5.4E-08	1.00E+00	Non-Napthalene	1.1E-03	12.7	0.06
200	2.74E-05	2.7E-08	1.00E+00	Non-Napthalene	1.1E-03	12.7	0.03
300	1.94E-05	1.9E-08	1.00E+00	Non-Napthalene	1.1E-03	12.7	0.02
400	1.61E-05	1.6E-08	1.00E+00	Non-Napthalene	1.1E-03	12.7	0.02
500	1.29E-05	1.3E-08	1.00E+00	Non-Napthalene	1.1E-03	12.7	0.01
600	1.05E-05	1.0E-08	1.00E+00	Non-Napthalene	1.1E-03	12.7	0.01
700	8.62E-06	8.6E-09	1.00E+00	Non-Napthalene	1.1E-03	12.7	0.01
800	7.24E-06	7.2E-09	1.00E+00	Non-Napthalene	1.1E-03	12.7	0.01

Note: Exposure factors used to calculate contaminant intake

Exposure Frequency (days/year)	240
Exposure Duration (years)	40.00
Inhalation Rate (m3/day)*	16.20
Average Body Weight (kg)	70
Averaging Time _(cancer) (days)	25550
Averaging Time _(noncancer) (days)	14600

*Inhalation Rate of 16.2 m3/day equates to the ARB breathing 231.43 liters per kilogram-day

E= 10^x, i.e. E-02 = 10⁻²

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** Lakes Environmental Software Inc.
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** AERMOD Control Pathway
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AVERTIME ANNUAL
URBANOPT 40571 CERES
POLLUTID DPM
FLAGPOLE 1.50
RUNORNOT RUN
CO FINISHED
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** AERMOD Source Pathway
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LOCATION WMTRU2 POINT 681851.906 4161601.274 27.430
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LOCATION TRU4 POINT 681963.461 4161379.873 27.430
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LOCATION MAJ2 POINT 681707.471 4161287.823 27.430
LOCATION MAJ3 POINT 681700.372 4161362.365 27.530
LOCATION MAJ4 POINT 681728.177 4161402.594 27.430
LOCATION SH3 POINT 681740.601 4161416.793 27.430
LOCATION PADA POINT 681853.545 4161275.779 27.430
LOCATION PADC POINT 681859.104 4161338.779 27.430
LOCATION SH1 POINT 681927.131 4161268.556 27.430
LOCATION SH2 POINT 681974.999 4161316.424 27.430
LOCATION PADB POINT 681962.870 4161379.236 27.430
LOCATION SH4 POINT 681969.131 4161619.382 27.520
** Line Source represented by Separated Volume Sources
** -----
** LINE Source ID = SLINE1
** DESCRSRC
** Length of Side = 3.66
** Emission Rate = 7.614E-06
** Vertical Dimension = 1.83
** SZINIT = 0.85
** Nodes = 5
** 681735.22, 4161624.09, 27.43, 0.00, 0.00
** 681739.25, 4161435.01, 27.43, 0.00, 3.37

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** 681700.02, 4161407.85, 27.43, 0.00, 3.37

** 681683.93, 4161350.52, 27.47, 0.00, 3.37

** 681694.99, 4161274.59, 27.43, 0.00, 0.00

**

LOCATION L0001067 VOLUME 681735.264 4161622.261 27.43
LOCATION L0001068 VOLUME 681735.418 4161615.019 27.43
LOCATION L0001069 VOLUME 681735.572 4161607.776 27.43
LOCATION L0001070 VOLUME 681735.726 4161600.533 27.43
LOCATION L0001071 VOLUME 681735.880 4161593.291 27.43
LOCATION L0001072 VOLUME 681736.034 4161586.048 27.43
LOCATION L0001073 VOLUME 681736.188 4161578.806 27.43
LOCATION L0001074 VOLUME 681736.342 4161571.563 27.43
LOCATION L0001075 VOLUME 681736.497 4161564.321 27.43
LOCATION L0001076 VOLUME 681736.651 4161557.078 27.43
LOCATION L0001077 VOLUME 681736.805 4161549.836 27.43
LOCATION L0001078 VOLUME 681736.959 4161542.593 27.43
LOCATION L0001079 VOLUME 681737.113 4161535.350 27.43
LOCATION L0001080 VOLUME 681737.267 4161528.108 27.43
LOCATION L0001081 VOLUME 681737.421 4161520.865 27.43
LOCATION L0001082 VOLUME 681737.575 4161513.623 27.43
LOCATION L0001083 VOLUME 681737.729 4161506.380 27.43
LOCATION L0001084 VOLUME 681737.883 4161499.138 27.43
LOCATION L0001085 VOLUME 681738.038 4161491.895 27.43
LOCATION L0001086 VOLUME 681738.192 4161484.653 27.43
LOCATION L0001087 VOLUME 681738.346 4161477.410 27.43
LOCATION L0001088 VOLUME 681738.500 4161470.167 27.43
LOCATION L0001089 VOLUME 681738.654 4161462.925 27.43
LOCATION L0001090 VOLUME 681738.808 4161455.682 27.43
LOCATION L0001091 VOLUME 681738.962 4161448.440 27.43
LOCATION L0001092 VOLUME 681739.116 4161441.197 27.43
LOCATION L0001093 VOLUME 681738.382 4161434.408 27.43
LOCATION L0001094 VOLUME 681732.426 4161430.285 27.43
LOCATION L0001095 VOLUME 681726.470 4161426.161 27.43
LOCATION L0001096 VOLUME 681720.514 4161422.038 27.43
LOCATION L0001097 VOLUME 681714.557 4161417.914 27.43
LOCATION L0001098 VOLUME 681708.601 4161413.791 27.43
LOCATION L0001099 VOLUME 681702.645 4161409.667 27.43
LOCATION L0001100 VOLUME 681698.927 4161403.948 27.43
LOCATION L0001101 VOLUME 681696.970 4161396.973 27.43
LOCATION L0001102 VOLUME 681695.012 4161389.998 27.43
LOCATION L0001103 VOLUME 681693.054 4161383.024 27.44
LOCATION L0001104 VOLUME 681691.096 4161376.049 27.44
LOCATION L0001105 VOLUME 681689.138 4161369.074 27.44
LOCATION L0001106 VOLUME 681687.181 4161362.100 27.46
LOCATION L0001107 VOLUME 681685.223 4161355.125 27.47
LOCATION L0001108 VOLUME 681684.287 4161348.085 27.47
LOCATION L0001109 VOLUME 681685.331 4161340.916 27.45
LOCATION L0001110 VOLUME 681686.376 4161333.748 27.44
LOCATION L0001111 VOLUME 681687.420 4161326.579 27.43
LOCATION L0001112 VOLUME 681688.465 4161319.411 27.43
LOCATION L0001113 VOLUME 681689.509 4161312.242 27.43
LOCATION L0001114 VOLUME 681690.553 4161305.073 27.43
LOCATION L0001115 VOLUME 681691.598 4161297.905 27.43
LOCATION L0001116 VOLUME 681692.642 4161290.736 27.43
LOCATION L0001117 VOLUME 681693.687 4161283.568 27.43
LOCATION L0001118 VOLUME 681694.731 4161276.399 27.43

** End of Line Source

** Line Source represented by Separated Volume Sources

**

** LINE Source ID = SLINE2

** DESCRSRC

** Length of Side = 3.66


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** Emission Rate = 0.0000119844
** Vertical Dimension = 1.83
** SZINIT = 0.85
** Nodes = 3
** 681853.59, 4161637.71, 27.43, 0.00, 0.00
** 681854.52, 4161611.77, 27.43, 0.00, 3.39
** 681767.42, 4161609.92, 27.43, 0.00, 0.00
** -----
LOCATION L0001119 VOLUME 681853.654 4161635.885 27.43
LOCATION L0001120 VOLUME 681853.914 4161628.596 27.43
LOCATION L0001121 VOLUME 681854.175 4161621.306 27.43
LOCATION L0001122 VOLUME 681854.435 4161614.017 27.43
LOCATION L0001123 VOLUME 681849.470 4161611.663 27.43
LOCATION L0001124 VOLUME 681842.177 4161611.508 27.43
LOCATION L0001125 VOLUME 681834.885 4161611.353 27.43
LOCATION L0001126 VOLUME 681827.592 4161611.198 27.43
LOCATION L0001127 VOLUME 681820.300 4161611.043 27.43
LOCATION L0001128 VOLUME 681813.007 4161610.888 27.43
LOCATION L0001129 VOLUME 681805.715 4161610.732 27.43
LOCATION L0001130 VOLUME 681798.422 4161610.577 27.43
LOCATION L0001131 VOLUME 681791.130 4161610.422 27.43
LOCATION L0001132 VOLUME 681783.837 4161610.267 27.43
LOCATION L0001133 VOLUME 681776.545 4161610.112 27.43
LOCATION L0001134 VOLUME 681769.252 4161609.957 27.43
** End of Line Source
** Line Source represented by Separated Volume Sources
** -----
** LINE Source ID = SLINE3
** DESCRSRC
** Length of Side = 3.66
** Emission Rate = 7.0497E-07
** Vertical Dimension = 1.83
** SZINIT = 0.85
** Nodes = 3
** 681852.97, 4161637.40, 27.43, 0.00, 0.00
** 681853.59, 4161613.93, 27.43, 0.00, 3.28
** 681967.55, 4161615.79, 27.52, 0.00, 0.00
** -----
LOCATION L0001135 VOLUME 681853.019 4161635.576 27.43
LOCATION L0001136 VOLUME 681853.204 4161628.536 27.43
LOCATION L0001137 VOLUME 681853.390 4161621.497 27.43
LOCATION L0001138 VOLUME 681853.575 4161614.457 27.43
LOCATION L0001139 VOLUME 681860.105 4161614.038 27.43
LOCATION L0001140 VOLUME 681867.146 4161614.153 27.43
LOCATION L0001141 VOLUME 681874.187 4161614.267 27.43
LOCATION L0001142 VOLUME 681881.228 4161614.382 27.43
LOCATION L0001143 VOLUME 681888.269 4161614.496 27.43
LOCATION L0001144 VOLUME 681895.310 4161614.611 27.43
LOCATION L0001145 VOLUME 681902.351 4161614.725 27.43
LOCATION L0001146 VOLUME 681909.392 4161614.840 27.43
LOCATION L0001147 VOLUME 681916.433 4161614.954 27.43
LOCATION L0001148 VOLUME 681923.474 4161615.069 27.43
LOCATION L0001149 VOLUME 681930.515 4161615.183 27.43
LOCATION L0001150 VOLUME 681937.556 4161615.298 27.43
LOCATION L0001151 VOLUME 681944.597 4161615.412 27.43
LOCATION L0001152 VOLUME 681951.638 4161615.527 27.43
LOCATION L0001153 VOLUME 681958.679 4161615.641 27.43
LOCATION L0001154 VOLUME 681965.720 4161615.756 27.49
** End of Line Source
** Line Source represented by Separated Volume Sources
** -----
** LINE Source ID = SLINE4

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** DESCRSRC
** Length of Side = 3.66
** Emission Rate = 0.0000107507
** Vertical Dimension = 1.83
** SZINIT = 0.85
** Nodes = 5
** 681979.11, 4161482.11, 27.43, 0.00, 0.00
** 681944.06, 4161476.12, 27.43, 0.00, 3.40
** 681962.44, 4161263.67, 27.43, 0.00, 3.40
** 681870.53, 4161261.11, 27.43, 0.00, 3.40
** 681868.82, 4161347.45, 27.43, 0.00, 0.00
** -----
LOCATION L0001155 VOLUME 681977.307 4161481.797 27.43
LOCATION L0001156 VOLUME 681970.111 4161480.569 27.43
LOCATION L0001157 VOLUME 681962.914 4161479.340 27.43
LOCATION L0001158 VOLUME 681955.717 4161478.111 27.43
LOCATION L0001159 VOLUME 681948.520 4161476.883 27.43
LOCATION L0001160 VOLUME 681944.297 4161473.357 27.43
LOCATION L0001161 VOLUME 681944.926 4161466.083 27.43
LOCATION L0001162 VOLUME 681945.556 4161458.810 27.43
LOCATION L0001163 VOLUME 681946.185 4161451.536 27.43
LOCATION L0001164 VOLUME 681946.814 4161444.262 27.43
LOCATION L0001165 VOLUME 681947.444 4161436.989 27.43
LOCATION L0001166 VOLUME 681948.073 4161429.715 27.43
LOCATION L0001167 VOLUME 681948.702 4161422.441 27.43
LOCATION L0001168 VOLUME 681949.332 4161415.168 27.43
LOCATION L0001169 VOLUME 681949.961 4161407.894 27.43
LOCATION L0001170 VOLUME 681950.590 4161400.620 27.43
LOCATION L0001171 VOLUME 681951.220 4161393.347 27.43
LOCATION L0001172 VOLUME 681951.849 4161386.073 27.43
LOCATION L0001173 VOLUME 681952.478 4161378.799 27.43
LOCATION L0001174 VOLUME 681953.107 4161371.526 27.43
LOCATION L0001175 VOLUME 681953.737 4161364.252 27.43
LOCATION L0001176 VOLUME 681954.366 4161356.978 27.43
LOCATION L0001177 VOLUME 681954.995 4161349.705 27.43
LOCATION L0001178 VOLUME 681955.625 4161342.431 27.43
LOCATION L0001179 VOLUME 681956.254 4161335.157 27.43
LOCATION L0001180 VOLUME 681956.883 4161327.884 27.43
LOCATION L0001181 VOLUME 681957.513 4161320.610 27.43
LOCATION L0001182 VOLUME 681958.142 4161313.336 27.43
LOCATION L0001183 VOLUME 681958.771 4161306.063 27.43
LOCATION L0001184 VOLUME 681959.401 4161298.789 27.43
LOCATION L0001185 VOLUME 681960.030 4161291.515 27.43
LOCATION L0001186 VOLUME 681960.659 4161284.242 27.43
LOCATION L0001187 VOLUME 681961.289 4161276.968 27.43
LOCATION L0001188 VOLUME 681961.918 4161269.694 27.43
LOCATION L0001189 VOLUME 681961.184 4161263.637 27.43
LOCATION L0001190 VOLUME 681953.886 4161263.433 27.43
LOCATION L0001191 VOLUME 681946.588 4161263.229 27.43
LOCATION L0001192 VOLUME 681939.290 4161263.026 27.43
LOCATION L0001193 VOLUME 681931.992 4161262.822 27.43
LOCATION L0001194 VOLUME 681924.694 4161262.618 27.43
LOCATION L0001195 VOLUME 681917.396 4161262.415 27.43
LOCATION L0001196 VOLUME 681910.098 4161262.211 27.43
LOCATION L0001197 VOLUME 681902.800 4161262.007 27.43
LOCATION L0001198 VOLUME 681895.502 4161261.804 27.43
LOCATION L0001199 VOLUME 681888.204 4161261.600 27.43
LOCATION L0001200 VOLUME 681880.906 4161261.396 27.43
LOCATION L0001201 VOLUME 681873.608 4161261.193 27.43
LOCATION L0001202 VOLUME 681870.451 4161265.332 27.43
LOCATION L0001203 VOLUME 681870.306 4161272.632 27.43
LOCATION L0001204 VOLUME 681870.162 4161279.931 27.43

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LOCATION L0001205 VOLUME 681870.017 4161287.231 27.43
 LOCATION L0001206 VOLUME 681869.873 4161294.530 27.43
 LOCATION L0001207 VOLUME 681869.728 4161301.829 27.43
 LOCATION L0001208 VOLUME 681869.583 4161309.129 27.43
 LOCATION L0001209 VOLUME 681869.439 4161316.428 27.43
 LOCATION L0001210 VOLUME 681869.294 4161323.728 27.43
 LOCATION L0001211 VOLUME 681869.150 4161331.027 27.43
 LOCATION L0001212 VOLUME 681869.005 4161338.327 27.43
 LOCATION L0001213 VOLUME 681868.861 4161345.626 27.43
 ** End of Line Source
 LOCATION DGEN POINT 681876.681 4161596.993 27.430
 ** Source Parameters **
 SRCPARAM WMTRU1 4.3981E-06 3.962 501.000 49.00000 0.044
 SRCPARAM WMTRU2 4.3981E-06 3.962 501.000 49.00000 0.044
 SRCPARAM TRU3 2.1991E-06 3.962 501.000 49.00000 0.044
 SRCPARAM TRU4 2.1991E-06 3.962 501.000 49.00000 0.044
 SRCPARAM WMID1 0.000038259 3.840 366.000 51.71000 0.100
 SRCPARAM WMID2 0.0000247878 3.840 366.000 51.71000 0.100
 SRCPARAM MAJ2 7.4363E-06 3.840 366.000 51.71000 0.100
 SRCPARAM MAJ3 7.4363E-06 3.840 366.000 51.71000 0.100
 SRCPARAM MAJ4 7.4363E-06 3.840 366.000 51.71000 0.100
 SRCPARAM SH3 7.4363E-06 3.840 366.000 51.71000 0.100
 SRCPARAM PADA 7.4363E-06 3.840 366.000 51.71000 0.100
 SRCPARAM PADC 7.4363E-06 3.840 366.000 51.71000 0.100
 SRCPARAM SH1 7.4363E-06 3.840 366.000 51.71000 0.100
 SRCPARAM SH2 7.4363E-06 3.840 366.000 51.71000 0.100
 SRCPARAM PADB 7.4363E-06 3.840 366.000 51.71000 0.100
 SRCPARAM SH4 7.4363E-06 3.840 366.000 51.71000 0.100
 SRCPARAM L0001067 1.4642E-07 0.00 3.37 0.85
 SRCPARAM L0001068 1.4642E-07 0.00 3.37 0.85
 SRCPARAM L0001069 1.4642E-07 0.00 3.37 0.85
 SRCPARAM L0001070 1.4642E-07 0.00 3.37 0.85
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 SRCPARAM L0001100 1.4642E-07 0.00 3.37 0.85

[illegible]

SRCPARAM L0001163 1.8222E-07	0.00	3.40	0.85	
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SRCPARAM L0001165 1.8222E-07	0.00	3.40	0.85	
SRCPARAM L0001166 1.8222E-07	0.00	3.40	0.85	
SRCPARAM L0001167 1.8222E-07	0.00	3.40	0.85	
SRCPARAM L0001168 1.8222E-07	0.00	3.40	0.85	
SRCPARAM L0001169 1.8222E-07	0.00	3.40	0.85	
SRCPARAM L0001170 1.8222E-07	0.00	3.40	0.85	
SRCPARAM L0001171 1.8222E-07	0.00	3.40	0.85	
SRCPARAM L0001172 1.8222E-07	0.00	3.40	0.85	
SRCPARAM L0001173 1.8222E-07	0.00	3.40	0.85	
SRCPARAM L0001174 1.8222E-07	0.00	3.40	0.85	
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SRCPARAM L0001200 1.8222E-07	0.00	3.40	0.85	
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SRCPARAM L0001210 1.8222E-07	0.00	3.40	0.85	
SRCPARAM L0001211 1.8222E-07	0.00	3.40	0.85	
SRCPARAM L0001212 1.8222E-07	0.00	3.40	0.85	
SRCPARAM L0001213 1.8222E-07	0.00	3.40	0.85	
SRCPARAM DGEN 0.0002439319	2.734	787.000	60.04560	0.250
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URBANSRC MAJ3				
URBANSRC MAJ4				
URBANSRC PADA				
URBANSRC PADB				
URBANSRC PADC				
URBANSRC SH1				
URBANSRC SH2				
URBANSRC SH3				
URBANSRC SH4				

URBANSRC L0001067
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URBANSRC L0001191
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URBANSRC L0001212
URBANSRC L0001213
URBANSRC TRU3
URBANSRC TRU4
URBANSRC WMID1
URBANSRC WMID2
URBANSRC WMTRU1
URBANSRC WMTRU2
SRCGROUP ALL
SO FINISHED
**
*****
** AERMOD Receptor Pathway
*****
**
**
RE STARTING
  INCLUDED HRA.rou
RE FINISHED
**
*****
** AERMOD Meteorology Pathway
*****
**
**
ME STARTING
  SURFFILE "U:\UcJobs\ 05600-06000\05600\05615\5-yr Met Data\23258 05-09.SFC"
  PROFFILE "U:\UcJobs\ 05600-06000\05600\05615\5-yr Met Data\23258 05-09.PFL"
  SURFDATA 23258 2005
  UAIRDATA 23230 2005 OAKLAND/WSO_AP
  PROFBASE 28 METERS
ME FINISHED
**
*****
** AERMOD Output Pathway
*****
**
**
OU STARTING
** Auto-Generated Plotfiles
  PLOTFILE ANNUAL ALL HRA.AD\AN00GALL.PLT

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OU FINISHED

*** Message Summary For AERMOD Model Setup ***

----- Summary of Total Messages -----

A Total of 0 Fatal Error Message(s)
A Total of 13 Warning Message(s)
A Total of 0 Informational Message(s)

***** FATAL ERROR MESSAGES *****

*** NONE ***

***** WARNING MESSAGES *****

SO W320	265 PPARM :Input Parameter May Be Out-of-Range for Parameter	VS
SO W320	266 PPARM :Input Parameter May Be Out-of-Range for Parameter	VS
SO W320	267 PPARM :Input Parameter May Be Out-of-Range for Parameter	VS
SO W320	268 PPARM :Input Parameter May Be Out-of-Range for Parameter	VS
SO W320	269 PPARM :Input Parameter May Be Out-of-Range for Parameter	VS
SO W320	270 PPARM :Input Parameter May Be Out-of-Range for Parameter	VS
SO W320	271 PPARM :Input Parameter May Be Out-of-Range for Parameter	VS
SO W320	272 PPARM :Input Parameter May Be Out-of-Range for Parameter	VS
SO W320	273 PPARM :Input Parameter May Be Out-of-Range for Parameter	VS
SO W320	274 PPARM :Input Parameter May Be Out-of-Range for Parameter	VS
SO W320	275 PPARM :Input Parameter May Be Out-of-Range for Parameter	VS
SO W320	276 PPARM :Input Parameter May Be Out-of-Range for Parameter	VS
SO W320	424 PPARM :Input Parameter May Be Out-of-Range for Parameter	VS

*** SETUP Finishes Successfully ***

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**MODELOPTs: RegDFAULT CONC
FLGPOL

ELEV
NODRYDPLT NOWETDPLT

*** MODEL SETUP OPTIONS SUMMARY ***

**Model Is Setup For Calculation of Average CONCentration Values.

-- DEPOSITION LOGIC --

**NO GAS DEPOSITION Data Provided.

**NO PARTICLE DEPOSITION Data Provided.

**Model Uses NO DRY DEPLETION. DRYDPLT = F

**Model Uses NO WET DEPLETION. WETDPLT = F

**Model Uses URBAN Dispersion Algorithm for the SBL for 163 Source(s),
for Total of 1 Urban Area(s):

Urban Population = 40571.0 ; Urban Roughness Length = 1.000 m

**Model Uses Regulatory DEFAULT Options:

1. Stack-tip Downwash.
2. Model Accounts for ELEVated Terrain Effects.
3. Use Calms Processing Routine.
4. Use Missing Data Processing Routine.
5. No Exponential Decay for URBAN/Non-SO2.
6. Urban Roughness Length of 1.0 Meter Assumed.

**Model Accepts FLAGPOLE Receptor Heights.

**Model Calculates ANNUAL Averages Only

**This Run Includes: 164 Source(s); 1 Source Group(s); and 8 Receptor(s)

**The Model Assumes A Pollutant Type of: DPM

**Model Set To Continue RUNning After the Setup Testing.

**Output Options Selected:

Model Outputs Tables of ANNUAL Averages by Receptor

Model Outputs External File(s) of High Values for Plotting (PLOTFILE Keyword)

**NOTE: The Following Flags May Appear Following CONC Values: c for Calm Hours

m for Missing Hours

b for Both Calm and Missing Hours

**Misc. Inputs: Base Elev. for Pot. Temp. Profile (m MSL) = 28.00 ; Decay Coef. = 0.000 ; Rot. Angle = 0.0

Emission Units = GRAMS/SEC

; Emission Rate Unit Factor = 0.10000E+07

Output Units = MICROGRAMS/M**3

**Approximate Storage Requirements of Model = 3.6 MB of RAM.

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**MODELOPTs: RegDFAULT CONC
FLGPOL

ELEV
NODRYDPLT NOWETDPLT

*** POINT SOURCE DATA ***

NUMBER	EMISSION RATE	BASE	STACK	STACK	STACK	STACK	BLDG		
URBAN CAP/	EMIS RATE								
SOURCE PART.	(GRAMS/SEC)	X	Y	ELEV.	HEIGHT	TEMP.	EXIT VEL.	DIAMETER	EXISTS
SOURCE HOR	SCALAR								
ID	CATS.	(METERS)	(METERS)	(METERS)	(METERS)	(DEG.K)	(M/SEC)	(METERS)	
VARY BY									

WMTRU1	0	0.43981E-05	681778.5	4161600.2	27.4	3.96	501.00	49.00	0.04	NO	YES	NO
WMTRU2	0	0.43981E-05	681851.9	4161601.3	27.4	3.96	501.00	49.00	0.04	NO	YES	NO
TRU3	0	0.21991E-05	681853.6	4161275.2	27.4	3.96	501.00	49.00	0.04	NO	YES	NO
TRU4	0	0.21991E-05	681963.5	4161379.9	27.4	3.96	501.00	49.00	0.04	NO	YES	NO
WMID1	0	0.38259E-04	681778.5	4161600.2	27.4	3.84	366.00	51.71	0.10	NO	YES	NO
WMID2	0	0.24788E-04	681851.9	4161601.3	27.4	3.84	366.00	51.71	0.10	NO	YES	NO
MAJ2	0	0.74363E-05	681707.5	4161287.8	27.4	3.84	366.00	51.71	0.10	NO	YES	NO
MAJ3	0	0.74363E-05	681700.4	4161362.4	27.5	3.84	366.00	51.71	0.10	NO	YES	NO
MAJ4	0	0.74363E-05	681728.2	4161402.6	27.4	3.84	366.00	51.71	0.10	NO	YES	NO
SH3	0	0.74363E-05	681740.6	4161416.8	27.4	3.84	366.00	51.71	0.10	NO	YES	NO
PADA	0	0.74363E-05	681853.5	4161275.8	27.4	3.84	366.00	51.71	0.10	NO	YES	NO
PADC	0	0.74363E-05	681859.1	4161338.8	27.4	3.84	366.00	51.71	0.10	NO	YES	NO
SH1	0	0.74363E-05	681927.1	4161268.6	27.4	3.84	366.00	51.71	0.10	NO	YES	NO
SH2	0	0.74363E-05	681975.0	4161316.4	27.4	3.84	366.00	51.71	0.10	NO	YES	NO
PADB	0	0.74363E-05	681962.9	4161379.2	27.4	3.84	366.00	51.71	0.10	NO	YES	NO
SH4	0	0.74363E-05	681969.1	4161619.4	27.5	3.84	366.00	51.71	0.10	NO	YES	NO
DGEN	0	0.24393E-03	681876.7	4161597.0	27.4	2.73	787.00	60.05	0.25	NO	NO	NO

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**MODELOPTs: RegDFAULT CONC
 FLGPOL

ELEV
 NODRYDPLT NOWETDPLT

*** VOLUME SOURCE DATA ***

NUMBER	EMISSION	RATE	BASE		RELEASE	INIT.	INIT.	URBAN	EMISSION
SOURCE	PART.	(GRAMS/SEC)	X	Y	ELEV.	HEIGHT	SY	SZ	SOURCE
ID	CATS.	(METERS)	(METERS)	(METERS)	(METERS)	(METERS)	(METERS)	(METERS)	SCALAR VARY
BY									
L0001067	0	0.14642E-06	681735.3	4161622.3	27.4	0.00	3.37	0.85	YES
L0001068	0	0.14642E-06	681735.4	4161615.0	27.4	0.00	3.37	0.85	YES
L0001069	0	0.14642E-06	681735.6	4161607.8	27.4	0.00	3.37	0.85	YES
L0001070	0	0.14642E-06	681735.7	4161600.5	27.4	0.00	3.37	0.85	YES
L0001071	0	0.14642E-06	681735.9	4161593.3	27.4	0.00	3.37	0.85	YES
L0001072	0	0.14642E-06	681736.0	4161586.0	27.4	0.00	3.37	0.85	YES
L0001073	0	0.14642E-06	681736.2	4161578.8	27.4	0.00	3.37	0.85	YES
L0001074	0	0.14642E-06	681736.3	4161571.6	27.4	0.00	3.37	0.85	YES
L0001075	0	0.14642E-06	681736.5	4161564.3	27.4	0.00	3.37	0.85	YES
L0001076	0	0.14642E-06	681736.7	4161557.1	27.4	0.00	3.37	0.85	YES
L0001077	0	0.14642E-06	681736.8	4161549.8	27.4	0.00	3.37	0.85	YES
L0001078	0	0.14642E-06	681737.0	4161542.6	27.4	0.00	3.37	0.85	YES
L0001079	0	0.14642E-06	681737.1	4161535.3	27.4	0.00	3.37	0.85	YES
L0001080	0	0.14642E-06	681737.3	4161528.1	27.4	0.00	3.37	0.85	YES
L0001081	0	0.14642E-06	681737.4	4161520.9	27.4	0.00	3.37	0.85	YES
L0001082	0	0.14642E-06	681737.6	4161513.6	27.4	0.00	3.37	0.85	YES
L0001083	0	0.14642E-06	681737.7	4161506.4	27.4	0.00	3.37	0.85	YES
L0001084	0	0.14642E-06	681737.9	4161499.1	27.4	0.00	3.37	0.85	YES
L0001085	0	0.14642E-06	681738.0	4161491.9	27.4	0.00	3.37	0.85	YES
L0001086	0	0.14642E-06	681738.2	4161484.7	27.4	0.00	3.37	0.85	YES
L0001087	0	0.14642E-06	681738.3	4161477.4	27.4	0.00	3.37	0.85	YES
L0001088	0	0.14642E-06	681738.5	4161470.2	27.4	0.00	3.37	0.85	YES
L0001089	0	0.14642E-06	681738.7	4161462.9	27.4	0.00	3.37	0.85	YES
L0001090	0	0.14642E-06	681738.8	4161455.7	27.4	0.00	3.37	0.85	YES
L0001091	0	0.14642E-06	681739.0	4161448.4	27.4	0.00	3.37	0.85	YES
L0001092	0	0.14642E-06	681739.1	4161441.2	27.4	0.00	3.37	0.85	YES
L0001093	0	0.14642E-06	681738.4	4161434.4	27.4	0.00	3.37	0.85	YES
L0001094	0	0.14642E-06	681732.4	4161430.3	27.4	0.00	3.37	0.85	YES
L0001095	0	0.14642E-06	681726.5	4161426.2	27.4	0.00	3.37	0.85	YES
L0001096	0	0.14642E-06	681720.5	4161422.0	27.4	0.00	3.37	0.85	YES
L0001097	0	0.14642E-06	681714.6	4161417.9	27.4	0.00	3.37	0.85	YES
L0001098	0	0.14642E-06	681708.6	4161413.8	27.4	0.00	3.37	0.85	YES
L0001099	0	0.14642E-06	681702.6	4161409.7	27.4	0.00	3.37	0.85	YES
L0001100	0	0.14642E-06	681698.9	4161403.9	27.4	0.00	3.37	0.85	YES
L0001101	0	0.14642E-06	681697.0	4161397.0	27.4	0.00	3.37	0.85	YES
L0001102	0	0.14642E-06	681695.0	4161390.0	27.4	0.00	3.37	0.85	YES
L0001103	0	0.14642E-06	681693.1	4161383.0	27.4	0.00	3.37	0.85	YES
L0001104	0	0.14642E-06	681691.1	4161376.0	27.4	0.00	3.37	0.85	YES
L0001105	0	0.14642E-06	681689.1	4161369.1	27.4	0.00	3.37	0.85	YES
L0001106	0	0.14642E-06	681687.2	4161362.1	27.5	0.00	3.37	0.85	YES

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**MODELOPTs: RegDFAULT CONC
FLGPOL

ELEV
NODRYDPLT NOWETDPLT

*** VOLUME SOURCE DATA ***

SOURCE ID	PART. CATS.	NUMBER EMISSION RATE (GRAMS/SEC) (METERS)	X (METERS)	Y (METERS)	BASE RELEASE (METERS)	INIT. HEIGHT (METERS)	INIT. SY (METERS)	URBAN EMISSION RATE (METERS)	EMISSON RATE SCALAR VARY BY
L0001107	0	0.14642E-06	681685.2	4161355.1	27.5	0.00	3.37	0.85	YES
L0001108	0	0.14642E-06	681684.3	4161348.1	27.5	0.00	3.37	0.85	YES
L0001109	0	0.14642E-06	681685.3	4161340.9	27.4	0.00	3.37	0.85	YES
L0001110	0	0.14642E-06	681686.4	4161333.7	27.4	0.00	3.37	0.85	YES
L0001111	0	0.14642E-06	681687.4	4161326.6	27.4	0.00	3.37	0.85	YES
L0001112	0	0.14642E-06	681688.5	4161319.4	27.4	0.00	3.37	0.85	YES
L0001113	0	0.14642E-06	681689.5	4161312.2	27.4	0.00	3.37	0.85	YES
L0001114	0	0.14642E-06	681690.6	4161305.1	27.4	0.00	3.37	0.85	YES
L0001115	0	0.14642E-06	681691.6	4161297.9	27.4	0.00	3.37	0.85	YES
L0001116	0	0.14642E-06	681692.6	4161290.7	27.4	0.00	3.37	0.85	YES
L0001117	0	0.14642E-06	681693.7	4161283.6	27.4	0.00	3.37	0.85	YES
L0001118	0	0.14642E-06	681694.7	4161276.4	27.4	0.00	3.37	0.85	YES
L0001119	0	0.74903E-06	681853.7	4161635.9	27.4	0.00	3.39	0.85	YES
L0001120	0	0.74903E-06	681853.9	4161628.6	27.4	0.00	3.39	0.85	YES
L0001121	0	0.74903E-06	681854.2	4161621.3	27.4	0.00	3.39	0.85	YES
L0001122	0	0.74903E-06	681854.4	4161614.0	27.4	0.00	3.39	0.85	YES
L0001123	0	0.74903E-06	681849.5	4161611.7	27.4	0.00	3.39	0.85	YES
L0001124	0	0.74903E-06	681842.2	4161611.5	27.4	0.00	3.39	0.85	YES
L0001125	0	0.74903E-06	681834.9	4161611.4	27.4	0.00	3.39	0.85	YES
L0001126	0	0.74903E-06	681827.6	4161611.2	27.4	0.00	3.39	0.85	YES
L0001127	0	0.74903E-06	681820.3	4161611.0	27.4	0.00	3.39	0.85	YES
L0001128	0	0.74903E-06	681813.0	4161610.9	27.4	0.00	3.39	0.85	YES
L0001129	0	0.74903E-06	681805.7	4161610.7	27.4	0.00	3.39	0.85	YES
L0001130	0	0.74903E-06	681798.4	4161610.6	27.4	0.00	3.39	0.85	YES
L0001131	0	0.74903E-06	681791.1	4161610.4	27.4	0.00	3.39	0.85	YES
L0001132	0	0.74903E-06	681783.8	4161610.3	27.4	0.00	3.39	0.85	YES
L0001133	0	0.74903E-06	681776.5	4161610.1	27.4	0.00	3.39	0.85	YES
L0001134	0	0.74903E-06	681769.3	4161610.0	27.4	0.00	3.39	0.85	YES
L0001135	0	0.35248E-07	681853.0	4161635.6	27.4	0.00	3.28	0.85	YES
L0001136	0	0.35248E-07	681853.2	4161628.5	27.4	0.00	3.28	0.85	YES
L0001137	0	0.35248E-07	681853.4	4161621.5	27.4	0.00	3.28	0.85	YES
L0001138	0	0.35248E-07	681853.6	4161614.5	27.4	0.00	3.28	0.85	YES
L0001139	0	0.35248E-07	681860.1	4161614.0	27.4	0.00	3.28	0.85	YES
L0001140	0	0.35248E-07	681867.1	4161614.2	27.4	0.00	3.28	0.85	YES
L0001141	0	0.35248E-07	681874.2	4161614.3	27.4	0.00	3.28	0.85	YES
L0001142	0	0.35248E-07	681881.2	4161614.4	27.4	0.00	3.28	0.85	YES
L0001143	0	0.35248E-07	681888.3	4161614.5	27.4	0.00	3.28	0.85	YES
L0001144	0	0.35248E-07	681895.3	4161614.6	27.4	0.00	3.28	0.85	YES
L0001145	0	0.35248E-07	681902.4	4161614.7	27.4	0.00	3.28	0.85	YES
L0001146	0	0.35248E-07	681909.4	4161614.8	27.4	0.00	3.28	0.85	YES

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**MODELOPTs: RegDFAULT CONC
FLGPOL

ELEV
NODRYDPLT NOWETDPLT

*** VOLUME SOURCE DATA ***

SOURCE ID	PART. CATS.	NUMBER EMISSION RATE (GRAMS/SEC) (METERS)	X (METERS)	Y (METERS)	BASE RELEASE ELEV. (METERS)	INIT. HEIGHT (METERS)	INIT. SY (METERS)	INIT. SZ (METERS)	URBAN EMISSION RATE SOURCE SCALAR VARY BY (METERS)
L0001147	0	0.35248E-07	681916.4	4161615.0	27.4	0.00	3.28	0.85	YES
L0001148	0	0.35248E-07	681923.5	4161615.1	27.4	0.00	3.28	0.85	YES
L0001149	0	0.35248E-07	681930.5	4161615.2	27.4	0.00	3.28	0.85	YES
L0001150	0	0.35248E-07	681937.6	4161615.3	27.4	0.00	3.28	0.85	YES
L0001151	0	0.35248E-07	681944.6	4161615.4	27.4	0.00	3.28	0.85	YES
L0001152	0	0.35248E-07	681951.6	4161615.5	27.4	0.00	3.28	0.85	YES
L0001153	0	0.35248E-07	681958.7	4161615.6	27.4	0.00	3.28	0.85	YES
L0001154	0	0.35248E-07	681965.7	4161615.8	27.5	0.00	3.28	0.85	YES
L0001155	0	0.18222E-06	681977.3	4161481.8	27.4	0.00	3.40	0.85	YES
L0001156	0	0.18222E-06	681970.1	4161480.6	27.4	0.00	3.40	0.85	YES
L0001157	0	0.18222E-06	681962.9	4161479.3	27.4	0.00	3.40	0.85	YES
L0001158	0	0.18222E-06	681955.7	4161478.1	27.4	0.00	3.40	0.85	YES
L0001159	0	0.18222E-06	681948.5	4161476.9	27.4	0.00	3.40	0.85	YES
L0001160	0	0.18222E-06	681944.3	4161473.4	27.4	0.00	3.40	0.85	YES
L0001161	0	0.18222E-06	681944.9	4161466.1	27.4	0.00	3.40	0.85	YES
L0001162	0	0.18222E-06	681945.6	4161458.8	27.4	0.00	3.40	0.85	YES
L0001163	0	0.18222E-06	681946.2	4161451.5	27.4	0.00	3.40	0.85	YES
L0001164	0	0.18222E-06	681946.8	4161444.3	27.4	0.00	3.40	0.85	YES
L0001165	0	0.18222E-06	681947.4	4161437.0	27.4	0.00	3.40	0.85	YES
L0001166	0	0.18222E-06	681948.1	4161429.7	27.4	0.00	3.40	0.85	YES
L0001167	0	0.18222E-06	681948.7	4161422.4	27.4	0.00	3.40	0.85	YES
L0001168	0	0.18222E-06	681949.3	4161415.2	27.4	0.00	3.40	0.85	YES
L0001169	0	0.18222E-06	681950.0	4161407.9	27.4	0.00	3.40	0.85	YES
L0001170	0	0.18222E-06	681950.6	4161400.6	27.4	0.00	3.40	0.85	YES
L0001171	0	0.18222E-06	681951.2	4161393.3	27.4	0.00	3.40	0.85	YES
L0001172	0	0.18222E-06	681951.8	4161386.1	27.4	0.00	3.40	0.85	YES
L0001173	0	0.18222E-06	681952.5	4161378.8	27.4	0.00	3.40	0.85	YES
L0001174	0	0.18222E-06	681953.1	4161371.5	27.4	0.00	3.40	0.85	YES
L0001175	0	0.18222E-06	681953.7	4161364.3	27.4	0.00	3.40	0.85	YES
L0001176	0	0.18222E-06	681954.4	4161357.0	27.4	0.00	3.40	0.85	YES
L0001177	0	0.18222E-06	681955.0	4161349.7	27.4	0.00	3.40	0.85	YES
L0001178	0	0.18222E-06	681955.6	4161342.4	27.4	0.00	3.40	0.85	YES
L0001179	0	0.18222E-06	681956.3	4161335.2	27.4	0.00	3.40	0.85	YES
L0001180	0	0.18222E-06	681956.9	4161327.9	27.4	0.00	3.40	0.85	YES
L0001181	0	0.18222E-06	681957.5	4161320.6	27.4	0.00	3.40	0.85	YES
L0001182	0	0.18222E-06	681958.1	4161313.3	27.4	0.00	3.40	0.85	YES
L0001183	0	0.18222E-06	681958.8	4161306.1	27.4	0.00	3.40	0.85	YES
L0001184	0	0.18222E-06	681959.4	4161298.8	27.4	0.00	3.40	0.85	YES
L0001185	0	0.18222E-06	681960.0	4161291.5	27.4	0.00	3.40	0.85	YES
L0001186	0	0.18222E-06	681960.7	4161284.2	27.4	0.00	3.40	0.85	YES

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**MODELOPTs: RegDFAULT CONC
 FLGPOL

ELEV
 NODRYDPLT NOWETDPLT

*** VOLUME SOURCE DATA ***

NUMBER	EMISSION	RATE	BASE	RELEASE	INIT.	INIT.	URBAN	EMISSION
SOURCE	PART.	(GRAMS/SEC)	X	Y	ELEV.	HEIGHT	SY	SZ
ID	CATS.	(METERS)	(METERS)	(METERS)	(METERS)	(METERS)	(METERS)	SCALAR VARY
								BY
L0001187	0	0.18222E-06	681961.3	4161277.0	27.4	0.00	3.40	0.85 YES
L0001188	0	0.18222E-06	681961.9	4161269.7	27.4	0.00	3.40	0.85 YES
L0001189	0	0.18222E-06	681961.2	4161263.6	27.4	0.00	3.40	0.85 YES
L0001190	0	0.18222E-06	681953.9	4161263.4	27.4	0.00	3.40	0.85 YES
L0001191	0	0.18222E-06	681946.6	4161263.2	27.4	0.00	3.40	0.85 YES
L0001192	0	0.18222E-06	681939.3	4161263.0	27.4	0.00	3.40	0.85 YES
L0001193	0	0.18222E-06	681932.0	4161262.8	27.4	0.00	3.40	0.85 YES
L0001194	0	0.18222E-06	681924.7	4161262.6	27.4	0.00	3.40	0.85 YES
L0001195	0	0.18222E-06	681917.4	4161262.4	27.4	0.00	3.40	0.85 YES
L0001196	0	0.18222E-06	681910.1	4161262.2	27.4	0.00	3.40	0.85 YES
L0001197	0	0.18222E-06	681902.8	4161262.0	27.4	0.00	3.40	0.85 YES
L0001198	0	0.18222E-06	681895.5	4161261.8	27.4	0.00	3.40	0.85 YES
L0001199	0	0.18222E-06	681888.2	4161261.6	27.4	0.00	3.40	0.85 YES
L0001200	0	0.18222E-06	681880.9	4161261.4	27.4	0.00	3.40	0.85 YES
L0001201	0	0.18222E-06	681873.6	4161261.2	27.4	0.00	3.40	0.85 YES
L0001202	0	0.18222E-06	681870.5	4161265.3	27.4	0.00	3.40	0.85 YES
L0001203	0	0.18222E-06	681870.3	4161272.6	27.4	0.00	3.40	0.85 YES
L0001204	0	0.18222E-06	681870.2	4161279.9	27.4	0.00	3.40	0.85 YES
L0001205	0	0.18222E-06	681870.0	4161287.2	27.4	0.00	3.40	0.85 YES
L0001206	0	0.18222E-06	681869.9	4161294.5	27.4	0.00	3.40	0.85 YES
L0001207	0	0.18222E-06	681869.7	4161301.8	27.4	0.00	3.40	0.85 YES
L0001208	0	0.18222E-06	681869.6	4161309.1	27.4	0.00	3.40	0.85 YES
L0001209	0	0.18222E-06	681869.4	4161316.4	27.4	0.00	3.40	0.85 YES
L0001210	0	0.18222E-06	681869.3	4161323.7	27.4	0.00	3.40	0.85 YES
L0001211	0	0.18222E-06	681869.2	4161331.0	27.4	0.00	3.40	0.85 YES
L0001212	0	0.18222E-06	681869.0	4161338.3	27.4	0.00	3.40	0.85 YES
L0001213	0	0.18222E-06	681868.9	4161345.6	27.4	0.00	3.40	0.85 YES

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**MODELOPTs: RegDFAULT CONC
FLGPOL

ELEV
NODRYDPLT NOWETDPLT

*** SOURCE IDs DEFINING SOURCE GROUPS ***

GROUP ID

SOURCE IDs

ALL WMTRU1 , WMTRU2 , TRU3 , TRU4 , WMID1 , WMID2 , MAJ2 , MAJ3 , MAJ4 , SH3 ,
PADA , PADC ,

SH1 , SH2 , PADB , SH4 , L0001067, L0001068, L0001069, L0001070, L0001071, L0001072,
L0001073, L0001074,

L0001075, L0001076, L0001077, L0001078, L0001079, L0001080, L0001081, L0001082, L0001083,
L0001084, L0001085, L0001086,

L0001087, L0001088, L0001089, L0001090, L0001091, L0001092, L0001093, L0001094, L0001095,
L0001096, L0001097, L0001098,

L0001099, L0001100, L0001101, L0001102, L0001103, L0001104, L0001105, L0001106, L0001107,
L0001108, L0001109, L0001110,

L0001111, L0001112, L0001113, L0001114, L0001115, L0001116, L0001117, L0001118, L0001119,
L0001120, L0001121, L0001122,

L0001123, L0001124, L0001125, L0001126, L0001127, L0001128, L0001129, L0001130, L0001131,
L0001132, L0001133, L0001134,

L0001135, L0001136, L0001137, L0001138, L0001139, L0001140, L0001141, L0001142, L0001143,
L0001144, L0001145, L0001146,

L0001147, L0001148, L0001149, L0001150, L0001151, L0001152, L0001153, L0001154, L0001155,
L0001156, L0001157, L0001158,

L0001159, L0001160, L0001161, L0001162, L0001163, L0001164, L0001165, L0001166, L0001167,
L0001168, L0001169, L0001170,

L0001171, L0001172, L0001173, L0001174, L0001175, L0001176, L0001177, L0001178, L0001179,
L0001180, L0001181, L0001182,

L0001183, L0001184, L0001185, L0001186, L0001187, L0001188, L0001189, L0001190, L0001191,
L0001192, L0001193, L0001194,

L0001195, L0001196, L0001197, L0001198, L0001199, L0001200, L0001201, L0001202, L0001203,
L0001204, L0001205, L0001206,

L0001207, L0001208, L0001209, L0001210, L0001211, L0001212, L0001213, DGEN ,

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**MODELOPTs: RegDFAULT CONC
FLGPOL

ELEV
NODRYDPLT NOWETDPLT

*** DISCRETE CARTESIAN RECEPTORS ***
(X-COORD, Y-COORD, ZELEV, ZHILL, ZFLAG)
(METERS)

(681847.8, 4161670.4,	27.4,	27.4,	1.5);	(681699.5, 4161535.5,	27.6,	27.6,	1.5);
(681667.7, 4161211.8,	27.4,	27.4,	1.5);	(682048.2, 4161275.4,	27.7,	27.7,	1.5);
(682044.4, 4161192.5,	27.7,	27.7,	1.5);	(682054.0, 4161564.4,	27.7,	27.7,	1.5);
(681915.3, 4161672.3,	27.4,	27.4,	1.5);	(681694.7, 4161613.5,	27.7,	27.7,	1.5);

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**MODELOPTs: RegDEFAULT CONC
FLGPOL
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ELEV

NODRYDPLT NOWETDPLT

*** METEOROLOGICAL DAYS SELECTED FOR PROCESSING ***
(1=YES; 0=NO)

[illegible]

NOTE: METEOROLOGICAL DATA ACTUALLY PROCESSED WILL ALSO DEPEND ON WHAT IS INCLUDED IN THE DATA FILE.

*** UPPER BOUND OF FIRST THROUGH FIFTH WIND SPEED CATEGORIES ***
(METERS/SEC)

1.54, 3.09, 5.14, 8.23, 10.80,

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**MODELOPTs: RegDFAULT CONC
FLGPOL

ELEV
NODRYDPLT NOWETDPLT

*** UP TO THE FIRST 24 HOURS OF METEOROLOGICAL DATA ***

Surface file: U:\UcJobs_05600-06000\05600\05615\5-yr Met Data\23258 05-09.SFC
06341

Met Version:

Profile file: U:\UcJobs_05600-06000\05600\05615\5-yr Met Data\23258 05-09.PFL

Surface format: FREE

Profile format: FREE

Surface station no.: 23258

Upper air station no.: 23230

Name: UNKNOWN

Name: OAKLAND/WSO_AP

Year: 2005

Year: 2005

First 24 hours of scalar data

YR MO DY JDY HR H0 U* W* DT/DZ ZICNV ZIMCH M-O LEN Z0 BOWEN ALBEDO REF WS
WD HT REF TA HT

05	01	01	1	01	-14.0	0.247	-9.000	-9.000	-999.	283.	97.5	0.11	0.92	1.00	3.10	141.	10.0	281.4	2.0
05	01	01	1	02	-999.0	-9.000	-9.000	-9.000	-999.	-999.	-99999.0	0.12	0.92	1.00	0.00	0.	10.0	282.0	2.0
05	01	01	1	03	-19.5	0.344	-9.000	-9.000	-999.	464.	188.8	0.11	0.92	1.00	4.10	154.	10.0	281.4	2.0
05	01	01	1	04	-29.2	0.257	-9.000	-9.000	-999.	302.	52.3	0.10	0.92	1.00	3.60	113.	10.0	280.4	2.0
05	01	01	1	05	-13.5	0.238	-9.000	-9.000	-999.	267.	90.1	0.10	0.92	1.00	3.10	133.	10.0	280.9	2.0
05	01	01	1	06	-14.0	0.247	-9.000	-9.000	-999.	283.	97.5	0.11	0.92	1.00	3.10	152.	10.0	281.4	2.0
05	01	01	1	07	-14.0	0.247	-9.000	-9.000	-999.	283.	97.5	0.11	0.92	1.00	3.10	155.	10.0	281.4	2.0
05	01	01	1	08	-23.1	0.272	-9.000	-9.000	-999.	327.	79.1	0.10	0.92	0.71	3.60	133.	10.0	280.9	2.0
05	01	01	1	09	8.7	0.413	0.215	0.005	41.	611.	-730.1	0.11	0.92	0.38	4.60	147.	10.0	282.0	2.0
05	01	01	1	10	8.2	0.413	0.262	0.005	79.	611.	-781.4	0.11	0.92	0.27	4.60	171.	10.0	282.5	2.0
05	01	01	1	11	17.0	0.332	0.417	0.005	153.	444.	-194.6	0.11	0.92	0.23	3.60	164.	10.0	284.2	2.0
05	01	01	1	12	84.8	0.356	1.049	0.005	492.	489.	-48.3	0.11	0.92	0.21	3.60	166.	10.0	284.9	2.0
05	01	01	1	13	22.3	0.335	0.704	0.005	565.	446.	-152.5	0.11	0.92	0.21	3.60	173.	10.0	284.9	2.0
05	01	01	1	14	19.0	0.375	0.687	0.005	617.	529.	-251.9	0.11	0.92	0.22	4.10	149.	10.0	285.9	2.0
05	01	01	1	15	51.8	0.336	1.025	0.005	752.	449.	-66.4	0.10	0.92	0.26	3.60	102.	10.0	285.4	2.0
05	01	01	1	16	18.0	0.160	0.743	0.005	822.	171.	-20.7	0.11	0.92	0.35	1.50	174.	10.0	284.2	2.0
05	01	01	1	17	-3.7	0.071	-9.000	-9.000	-999.	50.	8.7	0.14	0.92	0.60	1.50	181.	10.0	284.2	2.0
05	01	01	1	18	-6.9	0.090	-9.000	-9.000	-999.	62.	9.6	0.10	0.92	1.00	2.10	127.	10.0	282.5	2.0
05	01	01	1	19	-999.0	-9.000	-9.000	-9.000	-999.	-999.	-99999.0	0.12	0.92	1.00	0.00	0.	10.0	282.5	2.0
05	01	01	1	20	-3.0	0.067	-9.000	-9.000	-999.	40.	8.9	0.11	0.92	1.00	1.50	177.	10.0	283.1	2.0
05	01	01	1	21	-3.2	0.070	-9.000	-9.000	-999.	43.	9.6	0.14	0.92	1.00	1.50	80.	10.0	283.1	2.0
05	01	01	1	22	-999.0	-9.000	-9.000	-9.000	-999.	-999.	-99999.0	0.12	0.92	1.00	0.00	0.	10.0	282.5	2.0
05	01	01	1	23	-7.2	0.128	-9.000	-9.000	-999.	105.	26.0	0.10	0.92	1.00	2.10	120.	10.0	281.4	2.0
05	01	01	1	24	-13.5	0.238	-9.000	-9.000	-999.	267.	90.3	0.10	0.92	1.00	3.10	110.	10.0	281.4	2.0

First hour of profile data

YR MO DY HR HEIGHT F WDIR WSPD AMB_TMP sigmaA sigmaW sigmaV
05 01 01 01 10.0 1 141. 3.10 281.5 99.0 -99.00 -99.00

F indicates top of profile (=1) or below (=0)

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**MODELOPTs: RegDFAULT CONC
FLGPOL

ELEV
NODRYDPLT NOWETDPLT

*** THE ANNUAL AVERAGE CONCENTRATION VALUES AVERAGED OVER 4 YEARS FOR
SOURCE GROUP: ALL ***
INCLUDING SOURCE(S): WMTRU1 , WMTRU2 , TRU3 , TRU4 , WMID1 , WMID2
, MAJ2 ,
MAJ3 , MAJ4 , SH3 , PADA , PADC , SH1 , SH2 , PADB , SH4 , L0001067, L0001068,
L0001069,
L0001070, L0001071, L0001072, L0001073, L0001074, L0001075, L0001076, L0001077, L0001078,
L0001079, L0001080, ... ,

*** DISCRETE CARTESIAN RECEPTOR POINTS ***

** CONC OF DPM IN MICROGRAMS/M**3 **

X-COORD (M)	Y-COORD (M)	CONC	X-COORD (M)	Y-COORD (M)	CONC
681847.84	4161670.37	0.00222	681699.47	4161535.49	0.00189
681667.68	4161211.78	0.00102	682048.23	4161275.37	0.00465
682044.37	4161192.51	0.00425	682054.01	4161564.40	0.00209
681915.28	4161672.30	0.00117	681694.65	4161613.53	0.00259

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**MODELOPTs: RegDFAULT CONC
FLGPOL

ELEV
NODRYDPLT NOWETDPLT

*** THE SUMMARY OF MAXIMUM ANNUAL RESULTS AVERAGED OVER 4 YEARS

** CONC OF DPM IN MICROGRAMS/M**3

**

NETWORK

GROUP ID AVERAGE CONC RECEPTOR (XR, YR, ZELEV, ZHILL, ZFLAG) OF TYPE
GRID-ID

ALL 1ST HIGHEST VALUE IS 0.00465 AT (682048.23, 4161275.37, 27.74, 27.74, 1.50) DC
2ND HIGHEST VALUE IS 0.00425 AT (682044.37, 4161192.51, 27.74, 27.74, 1.50) DC
3RD HIGHEST VALUE IS 0.00259 AT (681694.65, 4161613.53, 27.69, 27.69, 1.50) DC
4TH HIGHEST VALUE IS 0.00222 AT (681847.84, 4161670.37, 27.43, 27.43, 1.50) DC
5TH HIGHEST VALUE IS 0.00209 AT (682054.01, 4161564.40, 27.74, 27.74, 1.50) DC
6TH HIGHEST VALUE IS 0.00189 AT (681699.47, 4161535.49, 27.61, 27.61, 1.50) DC
7TH HIGHEST VALUE IS 0.00117 AT (681915.28, 4161672.30, 27.43, 27.43, 1.50) DC
8TH HIGHEST VALUE IS 0.00102 AT (681667.68, 4161211.78, 27.43, 27.43, 1.50) DC
9TH HIGHEST VALUE IS 0.00000 AT (0.00, 0.00, 0.00, 0.00, 0.00)
10TH HIGHEST VALUE IS 0.00000 AT (0.00, 0.00, 0.00, 0.00, 0.00)

*** RECEPTOR TYPES: GC = GRIDCART

GP = GRIDPOLR

DC = DISCCART

DP = DISCPOLR

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**MODELOPTs: RegDEFAULT CONC
FLGPOL

ELEV
NODRYDPLT NOWETDPLT

*** Message Summary : AERMOD Model Execution ***

----- Summary of Total Messages -----

A Total of 0 Fatal Error Message(s)
A Total of 14 Warning Message(s)
A Total of 11203 Informational Message(s)

A Total of 43776 Hours Were Processed

A Total of 10784 Calm Hours Identified

A Total of 419 Missing Hours Identified (0.96 Percent)

***** FATAL ERROR MESSAGES *****
*** NONE ***

***** WARNING MESSAGES *****
SO W320 265 PPARM :Input Parameter May Be Out-of-Range for Parameter VS
SO W320 266 PPARM :Input Parameter May Be Out-of-Range for Parameter VS
SO W320 267 PPARM :Input Parameter May Be Out-of-Range for Parameter VS
SO W320 268 PPARM :Input Parameter May Be Out-of-Range for Parameter VS
SO W320 269 PPARM :Input Parameter May Be Out-of-Range for Parameter VS
SO W320 270 PPARM :Input Parameter May Be Out-of-Range for Parameter VS
SO W320 271 PPARM :Input Parameter May Be Out-of-Range for Parameter VS
SO W320 272 PPARM :Input Parameter May Be Out-of-Range for Parameter VS
SO W320 273 PPARM :Input Parameter May Be Out-of-Range for Parameter VS
SO W320 274 PPARM :Input Parameter May Be Out-of-Range for Parameter VS
SO W320 275 PPARM :Input Parameter May Be Out-of-Range for Parameter VS
SO W320 276 PPARM :Input Parameter May Be Out-of-Range for Parameter VS
SO W320 424 PPARM :Input Parameter May Be Out-of-Range for Parameter VS
MX W481 43777 MAIN :Data Remaining After End of Year. Number of Hours= 8712

*** AERMOD Finishes Successfully ***

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*** SCREEN3 MODEL RUN ***
*** VERSION DATED 96043 ***

C:\Documents and Settings\hqureshi\Desktop\05615
Screen3\FFood\NonNap.scr

SIMPLE TERRAIN INPUTS:

SOURCE TYPE	=	POINT
EMISSION RATE (G/S)	=	0.116701E-05
STACK HEIGHT (M)	=	10.6680
STK INSIDE DIAM (M)	=	0.3048
STK EXIT VELOCITY (M/S)	=	6.0960
STK GAS EXIT TEMP (K)	=	366.4833
AMBIENT AIR TEMP (K)	=	293.0000
RECEPTOR HEIGHT (M)	=	1.5000
URBAN/RURAL OPTION	=	URBAN
BUILDING HEIGHT (M)	=	0.0000
MIN HORIZ BLDG DIM (M)	=	0.0000
MAX HORIZ BLDG DIM (M)	=	0.0000

THE REGULATORY (DEFAULT) MIXING HEIGHT OPTION WAS SELECTED.
THE REGULATORY (DEFAULT) ANEMOMETER HEIGHT OF 10.0 METERS WAS ENTERED.

BUOY. FLUX = 0.278 M**4/S**3; MOM. FLUX = 0.690 M**4/S**2.

*** FULL METEOROLOGY ***

*** SCREEN AUTOMATED DISTANCES ***

*** TERRAIN HEIGHT OF 0. M ABOVE STACK BASE USED FOR FOLLOWING
DISTANCES ***

	DIST (M)	CONC (UG/M**3)	STAB	U10M (M/S)	USTK (M/S)	MIX HT (M)	PLUME HT (M)	SIGMA Y (M)	SIGMA Z (M)
DWASH	-----	-----	----	-----	-----	-----	-----	-----	-----
NO	30.	0.3776E-03	1	2.0	2.0	640.0	14.73	9.61	7.40
NO	100.	0.6742E-03	4	1.0	1.0	320.0	18.75	15.86	13.99
NO	200.	0.3423E-03	4	1.0	1.0	320.0	18.75	30.88	27.29
NO	300.	0.2420E-03	6	1.0	1.0	10000.0	26.67	31.52	20.45
NO	400.	0.2013E-03	6	1.0	1.0	10000.0	26.67	41.11	25.71
NO									

NO	500.	0.1615E-03	6	1.0	1.0	10000.0	26.67	50.42	30.58
NO	600.	0.1307E-03	6	1.0	1.0	10000.0	26.67	59.45	35.12
NO	700.	0.1078E-03	6	1.0	1.0	10000.0	26.67	68.21	39.38
NO	800.	0.9056E-04	6	1.0	1.0	10000.0	26.67	76.73	43.39
NO	900.	0.7738E-04	6	1.0	1.0	10000.0	26.67	85.01	47.19
NO	1000.	0.6711E-04	6	1.0	1.0	10000.0	26.67	93.08	50.80

MAXIMUM 1-HR CONCENTRATION AT OR BEYOND 30. M:
 NO 65. 0.7111E-03 3 1.0 1.0 320.0 18.77 14.52 13.40

DWASH= MEANS NO CALC MADE (CONC = 0.0)
 DWASH=NO MEANS NO BUILDING DOWNWASH USED
 DWASH=HS MEANS HUBER-SNYDER DOWNWASH USED
 DWASH=SS MEANS SCHULMAN-SCIRE DOWNWASH USED
 DWASH=NA MEANS DOWNWASH NOT APPLICABLE, $X < 3 \cdot LB$

 *** SUMMARY OF SCREEN MODEL RESULTS ***

CALCULATION PROCEDURE	MAX CONC (UG/M**3)	DIST TO MAX (M)	TERRAIN HT (M)
SIMPLE TERRAIN	0.7111E-03	65.	0.

 ** REMEMBER TO INCLUDE BACKGROUND CONCENTRATIONS **

03/28/11

17:27:31

*** SCREEN3 MODEL RUN ***
*** VERSION DATED 96043 ***

C:\Documents and Settings\hqureshi\Desktop\05615 Screen3\FFood\Nap.scr

SIMPLE TERRAIN INPUTS:

SOURCE TYPE	=	POINT
EMISSION RATE (G/S)	=	0.813508E-04
STACK HEIGHT (M)	=	10.6680
STK INSIDE DIAM (M)	=	0.3048
STK EXIT VELOCITY (M/S)	=	6.0960
STK GAS EXIT TEMP (K)	=	366.4833
AMBIENT AIR TEMP (K)	=	293.0000
RECEPTOR HEIGHT (M)	=	1.5000
URBAN/RURAL OPTION	=	URBAN
BUILDING HEIGHT (M)	=	0.0000
MIN HORIZ BLDG DIM (M)	=	0.0000
MAX HORIZ BLDG DIM (M)	=	0.0000

THE REGULATORY (DEFAULT) MIXING HEIGHT OPTION WAS SELECTED.
THE REGULATORY (DEFAULT) ANEMOMETER HEIGHT OF 10.0 METERS WAS ENTERED.

BUOY. FLUX = 0.278 M**4/S**3; MOM. FLUX = 0.690 M**4/S**2.

*** FULL METEOROLOGY ***

*** SCREEN AUTOMATED DISTANCES ***

*** TERRAIN HEIGHT OF 0. M ABOVE STACK BASE USED FOR FOLLOWING
DISTANCES ***

DIST (M)	CONC (UG/M**3)	STAB	U10M (M/S)	USTK (M/S)	MIX HT (M)	PLUME HT (M)	SIGMA Y (M)	SIGMA Z (M)
DWASH								
30.	0.2633E-01	1	2.0	2.0	640.0	14.73	9.61	7.40
NO								
100.	0.4700E-01	4	1.0	1.0	320.0	18.75	15.86	13.99
NO								
200.	0.2386E-01	4	1.0	1.0	320.0	18.75	30.88	27.29
NO								
300.	0.1687E-01	6	1.0	1.0	10000.0	26.67	31.52	20.45
NO								
400.	0.1403E-01	6	1.0	1.0	10000.0	26.67	41.11	25.71
NO								

NO	500.	0.1126E-01	6	1.0	1.0	10000.0	26.67	50.42	30.58
NO	600.	0.9114E-02	6	1.0	1.0	10000.0	26.67	59.45	35.12
NO	700.	0.7514E-02	6	1.0	1.0	10000.0	26.67	68.21	39.38
NO	800.	0.6313E-02	6	1.0	1.0	10000.0	26.67	76.73	43.39
NO	900.	0.5394E-02	6	1.0	1.0	10000.0	26.67	85.01	47.19
NO	1000.	0.4678E-02	6	1.0	1.0	10000.0	26.67	93.08	50.80

MAXIMUM 1-HR CONCENTRATION AT OR BEYOND 30. M:
 65. 0.4957E-01 3 1.0 1.0 320.0 18.77 14.52 13.40
 NO

DWASH= MEANS NO CALC MADE (CONC = 0.0)
 DWASH=NO MEANS NO BUILDING DOWNWASH USED
 DWASH=HS MEANS HUBER-SNYDER DOWNWASH USED
 DWASH=SS MEANS SCHULMAN-SCIRE DOWNWASH USED
 DWASH=NA MEANS DOWNWASH NOT APPLICABLE, $X < 3 \cdot LB$

 *** SUMMARY OF SCREEN MODEL RESULTS ***

CALCULATION PROCEDURE	MAX CONC (UG/M**3)	DIST TO MAX (M)	TERRAIN HT (M)
SIMPLE TERRAIN	0.4957E-01	65.	0.

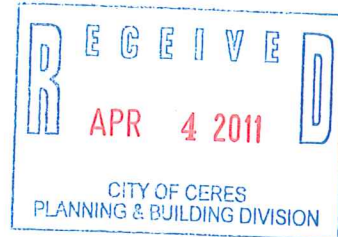
 ** REMEMBER TO INCLUDE BACKGROUND CONCENTRATIONS **

*The Parish Community of St. Jude
La Comunidad Parroquial de San Judas*

3824 Mitchell Road
Ceres, CA 95307
☎ Phone: (209) 537-0516
☎ Fax: (209) 537-3412

April 4, 2011

Chairman Kachel and
Members of the Planning Commission
City of Ceres
2720 Second Street
Ceres, CA 95307



RE: Mitchell Ranch Project/Walmart

Dear Chairman and Planning Commission,

I would like to extend my support for the planned Mitchell Ranch Project and our future neighbor, Walmart.

Over the years, Mitchell Road has experienced a significant number of auto related accidents as a result of the lack of traffic signals and turn lanes. All this has contributed to an unsafe environment for our parishioners and neighbors.

Having reviewed the proposed traffic improvements related to Walmart's Mitchell Ranch project, we are confident the proposal will benefit of the community and all those who travel the streets neighboring our parish property.

Thank you for considering the safety of our community and neighborhood, and all the benefits the project offers.

Sincerely,

P. José Reyes-Cedillo; C.O.R.C.
Pastor

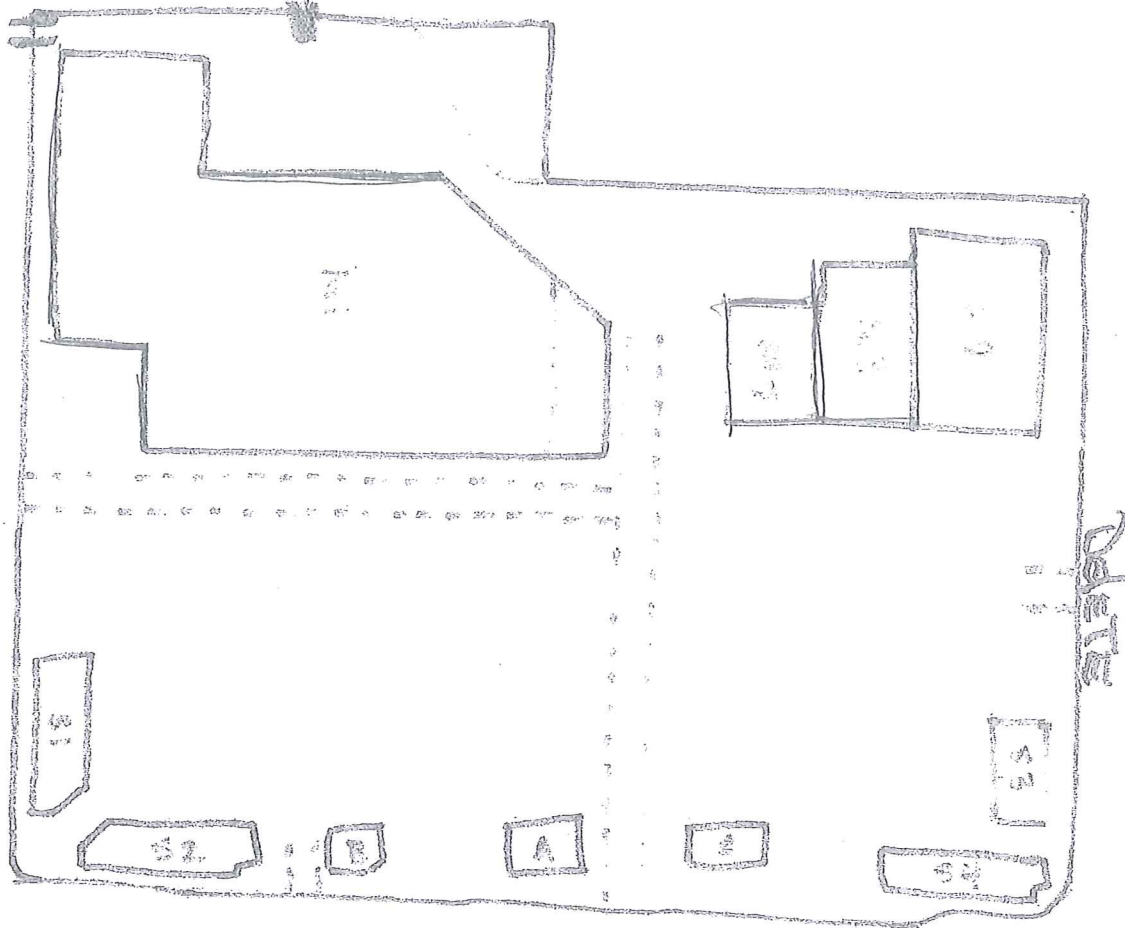
JRC/mlv

STAFF DRAWINGS

28 Jan 72

IN THE
DOGS

DO NOT
WALK
HERE



DO NOT
WALK
HERE

TRUCK #5

7-9.

Backup Alarms.

Represent the property
will sell it

Handed to staff at the meeting.

My name is Wade Hurst and I am here to speak on behalf of the future leaders of Ceres and many concerned citizens. On the surface it would seem that building a Wal-Mart supercenter is a great plan for Ceres, creating "new jobs and economic benefits" but if we take a closer look at what is below the surface, it is evident that Ceres is not the right location for a new Wal-Mart supercenter.

When I first began my research of this topic I started by asking myself "why does Wal-Mart face so much opposition?" Union leaders, fair trade lawyers, nature activists, and even adjacent towns such as Turlock, have stood in the way of the aggressive expansion of Wal-Mart in our local area. When I finally found my answers I understood why Wal-Mart has so many opponents and it became clear to me that the addition of a Wal-Mart supercenter is not right for our community.

It's said that the shopping center anchored by Wal-Mart will create 205 new jobs. 205 jobs seem like just what Ceres needs. However, if we analyze what types of jobs will be offered and the effects these jobs will have on our local economy we can separate fact from fiction. Wal-Mart's average annual pay of \$20,774 is below the Federal Poverty Level for a family of four.¹ How many of these 205 jobs created are going to leave employees earning less than what can be categorized as Poverty Level? Not only will most jobs offer pay that is below the poverty level, these same jobs don't include medical benefits. Wal-Mart has thousands of associates who qualify for Medicaid and other publicly subsidized care, leaving taxpayers to foot the bill.² This is one way that the addition of a supercenter will increase the tax costs, not revenues, to taxpayers in our local economy.

The addition of a new Wal-Mart is projected to increase tax revenues in our area. In reality when we take into account the jobs lost, sales lost, and the inevitable closing of some small businesses will our tax revenues actually be increased? Furthermore, are we willing as a community to take that risk? According to a 2009 survey, The value of Wal-Mart to the economy will likely be less than the value of the jobs and businesses it replaces. Another study estimating the future impact of Wal-Mart on the grocery industry in California found that, "the full economic impact of those lost wages and benefits throughout southern California could approach \$2.8 billion per year."³ Wal-Mart doesn't only affect retail businesses. Our current Wal-Mart has a pharmacy, an optometry center, a tire center, a McDonalds, and when the first of the year comes around they will even do your taxes for you. That's a lot of businesses and tax dollars that will be put at risk if our community chooses to allow a new Wal-Mart to be built. This sheds light on another point and it might be something that we are forgetting. We already have a Wal-Mart in Ceres that is benefiting our community and local businesses.

In closing, I would like to thank the planning commission for the chance to speak at this meeting and as a homeowner and long time resident of Ceres; I would like to stress the importance of the decision our community has to make. This meeting is about more than the fate of a supercenter, it's about the fate of Ceres as a community and the invaluable opportunity we have to make the right decision.

1. Agnotti, T, & Gray, T. (2010). Wal-mart's economic footprint. Retrieved from <http://pubadvocate.nyc.gov/files/Walmart.pdf>
2. "Good Jobs First" reports that in 21 of 23 states which have disclosed information, Wal-Mart has the largest number of employees on the Medicaid rolls of any employer.http://www.goodjobsfirst.org/corporate_subsidy/hidden_taxpayer_costs.cfm
3. Martin Boarnet, and Randall Crane. "The Impact of Big Box Grocers on Southern California: Jobs, Wages, and Municipal Finances." Orange County Business Council. September 2009. http://www.coalition4c.org/big_box_study.pdf

April 4, 2011

RE: Mitchell Ranch Center

Dear Planning Commission,

Please look at the photos of the Poteau, Oklahoma, Stigler, Oklahoma, and Fort Smith, Arkansas supercenters that I provided for your review. I think those photos show that Wal-Mart's landscaping is very unattractive. It is obvious to me that Wal-Mart does not know or care about landscaping, the way Ceres residents do.

The smallest supercenter that I visited, and perhaps Wal-Mart's smallest -- is in Stigler, Oklahoma. Stigler is about two hours from Bentonville, Arkansas, the location of Walmart's headquarters.

Also, please look at the pages from Wal-Mart's corporate website that are in the packet. Read the highlighted section titled, "Wal-Mart U.S. to Focus on Remodels..." As stated in that document, "By the end of fiscal year 2012, approximately 70 percent of Walmart U.S. stores...are expected to be updated..."

I want to know why the existing Walmart in Ceres is not a part of that updating?

Sincerely,

Geri Ottersbach

Walmart Supercenter # 31
3108 N Broadway St., Poteau, OK 74953



Walmart Supercenter Store #276
1312 E Main St., Stigler, OK 74462



Walmart Supercenter Store #141
8301 Rogers Ave., Fort Smith, AR 72903



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Walmart Updates Growth Plans

Walmart U.S. Remodeling Success Leads to Accelerated Program

BENTONVILLE, Ark., Oct. 22 /PRNewswire-FirstCall/ -- Wal-Mart Stores, Inc. (NYSE: WMT) today presented its global plans for store and club growth next year at its annual conference for the investment community and updated its projections for capital expenditures through the fiscal year ending on Jan. 31, 2011.

Total capital spending for the fiscal year ending Jan. 31, 2010, is projected to be in a range of \$12.5 to \$13.1 billion, up from approximately \$11.5 billion in fiscal year 2009. Total capital spending for the fiscal year ending Jan. 31, 2011 is projected to be in a range of \$13.0 to \$15.0 billion.

"Our plan for growth is clearly intended to increase shareholder value," said Tom Schoewe, executive vice president and chief financial officer. "In the U.S., we're building new stores and accelerating the pace of our remodels because they have been so successful at winning and retaining customers.

"We're stepping up growth in our International operations to take advantage of growing economies and opportunities in emerging markets, such as China and Brazil," Schoewe added.

Capital expenditures for all purposes are projected as follows and exclude the impact of any future acquisitions:

Capital Expenditure Detail (US\$ billions)

Segment	Actual		Projected	
	FY09	FY10	FY11	
Walmart U.S.	\$5.8	\$6.6 - 6.8	\$7.0 - 8.0	
Sam's Club U.S.	\$0.8	\$0.8 - 0.9	\$0.7 - 1.0	
Walmart International	\$4.1	\$4.2 - 4.4	\$4.5 - 5.0	
Corporate	\$0.8	\$0.9 - 1.0	\$0.8 - 1.0	
Total	\$11.5	\$12.5 - 13.1	\$13.0 - 15.0	

If fiscal year 2009 were placed on a constant currency basis with fiscal year 2010, International capital expenditures in fiscal year 2009 would have been approximately \$3.8 billion.

In the fiscal year ending Jan. 31, 2010, the company expects to add approximately 38 million square feet globally, compared to approximately 44 million square feet added in the prior year (excluding square footage added by acquisition). Walmart expects to increase global square footage by approximately 37 million square feet in fiscal year 2011.

Square footage growth (excluding any acquisitions) is projected as follows:

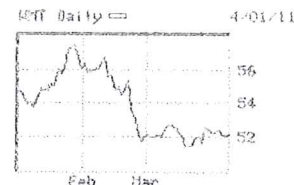
Square Footage Growth by Segment (in millions)

Additional Square Footage For:	Actual		Projected	
	FY09	FY10	FY11	
Walmart U.S.	23	14	11	
Sam's Club U.S.	2	1	1	
Walmart International	19	23	25	
Total Company	44	38	37	

Walmart U.S. to Focus on Remodels and Accelerating Growth Through New, More Efficient Supercenters

In the U.S., Walmart will continue to focus on further improving the returns of its supercenter format through remodels of existing stores and by accelerating growth of new store designs capable of generating greater returns from current assets.

Stock Information



WMT 52.13 ▲ 0.08 (0.15%)
Dow 12,376.72 ▲ 56.99 (0.00%)
S&P 500 1,332.41 ▲ 6.58 (0.50%)
*Quotes last updated
04/01/2011 4:00 p.m. ET

Related Information

- [Fact Sheets](#)
- [Financial Tear Sheet](#)

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By November 2009, Walmart U.S. will have completed Project Impact remodels at more than 30 percent of its 3,538 stores. By the end of fiscal year 2012, approximately 70 percent of Walmart U.S. stores, including newly-constructed stores, are expected to be updated under the Project Impact initiative.

"As part of our plan to accelerate growth, we are investing capital in fiscal year 2011 for stores that are planned to open in fiscal year 2012, and we're stepping up the remodels of our existing store base," said Eduardo Castro-Wright, vice chairman, Wal-Mart Stores, Inc. "The remodeling of our existing store base is important because the investments are delivering strong sales performance, excellent customer response and higher returns."

Sam's Club Expanding and Remodeling

Sam's Club plans to add between five and 10 new, expanded or relocated clubs in fiscal year 2011 after adding a projected 15 clubs this fiscal year.

"We remain committed to opening and operating the optimal number of clubs, in the right sizes and formats, in locations that make the best use of our capital," said Brian Cornell, president and CEO, Sam's Club. "Sam's also is increasing its investment in remodeling to improve operating productivity and efficiency, based on a new club layout unveiled earlier today."

Sam's Club plans to remodel between 50 and 55 clubs by year-end, and expects to remodel between 70 and 90 clubs next fiscal year.

Investment outside the U.S. focused on Growth Markets

Walmart International plans aggressive investment, particularly in growth markets such as China and Brazil. The International portfolio includes a variety of formats, from supercenters to small grocery stores. New stores are expected to add approximately 23 million square feet in fiscal year 2010, and approximately 25 million more square feet in fiscal year 2011. These projections are based on the existing store base and do not include possible acquisitions.

"We will continue our organic growth strategy, with strong capital discipline and optimization of our portfolio of formats and brands worldwide," said Doug McMillon, president and CEO of Walmart International. "We will allocate capital, by country and by format, to improve returns from these investments."

Wal-Mart Stores, Inc. (NYSE: WMT) serves customers and members more than 200 million times per week at more than 8,000 retail units under 53 different banners in 15 countries. With fiscal year 2009 sales of \$401 billion, Walmart employs more than 2.1 million associates worldwide. A leader in sustainability, corporate philanthropy and employment opportunity, Walmart ranked first among retailers in *Fortune* magazine's 2009 Most Admired Companies survey. Additional information about Walmart can be found by visiting www.walmartstores.com. Online merchandise sales are available at www.walmart.com and www.samsclub.com.

This release contains statements that the company believes are "forward-looking statements" within the meaning of the Private Securities Litigation Reform Act of 1995, and intended to enjoy the protection of the safe harbor for forward-looking statements provided by that Act. Except as noted below, these forward-looking statements are identified by use of the words or phrases "are accelerating," "are building," "are increasing," "are stepping up," "expected," "expects," "is increasing," "are projected," "is projected," "plans," "projected," "is intended," "remain committed," "believe," "will allocate," "will be based," "will continue," "will have completed," "will remodel," or a variation of the foregoing words or phrases in these statements, including in captions to certain of the columns contained in the tables included in this release. The forward-looking statements discuss, among other things, management's expectations for or concerning: a step up in growth in emerging markets by the company's International operating segment; projected capital spending by the company in each of fiscal years 2010 and 2011; building new stores and accelerating the pace of remodeling of stores; projected capital spending by each of the company's operating segments, for general corporate purposes and in total for each of fiscal years 2010 and 2011; projected increases in square footage globally and by operating segment in each of fiscal years 2010 and 2011; the company's Walmart U.S. operating segment continuing to focus on further improving the returns of its supercenter format through remodels of existing stores and accelerated growth in new store designs capable of generating greater returns from current assets; Walmart U.S. increasing its investment in remodeling stores to deliver strong sales performance, excellent customer response and higher returns; Walmart U.S. having completed remodels of approximately 70 percent of its stores, including new stores, by the end of the company's fiscal year 2012; the company's Sam's Club operating segment adding new, expanded and relocated clubs in fiscal year 2011 and the number of clubs to be added in fiscal year 2010; Sam's Club's commitment to opening and operating the optimal number of clubs in the right sizes and formats and in locations to make the best use of its capital; Sam's Club increasing its investment in remodeling clubs; the number of clubs that Sam's Club plans to remodel in each of fiscal years 2010 and 2011; the company's International operating segment aggressively investing, particularly in growth markets such as China and Brazil; the growth in square footage of the International operating segment in each of fiscal years 2010 and 2011; the International operating segment continuing its organic growth strategy with strong capital discipline and optimization of its portfolio of formats and brands; and the International operating segment allocating capital to improve returns from its investments. Also included in the forward-looking statements in this release is the information contained in the charts entitled "Capital Expenditure Detail," and "Square Footage Growth by Segment," which information relates to capital expenditures to be made and square footage to be added during each of the fiscal years 2010 and 2011. These forward-looking statements are subject to risks, uncertainties and other factors,

domestically and internationally, including general economic conditions, including the effects of the current economic crisis, competitive pressures, geopolitical conditions and events, inflation, deflation, consumer confidence, credit availability, spending patterns and debt levels, currency exchange fluctuations, unemployment rates, personal income and other tax rates, trade restrictions, availability of attractive investment opportunities in non-United States markets, availability of appropriate locations for new or relocated units, local real estate and other laws, ordinances and initiatives that may prevent us from building or relocating, or that impose limitations on our ability to build or relocate, stores in certain locations, availability of necessary utilities, weather conditions, availability of skilled labor, labor, material and other construction costs, insurance costs, operating expenses, interest rate fluctuations and other capital market conditions, and other factors and risks. The company discusses certain of these matters more fully in that Annual Report on Form 10-K for its fiscal year ended January 31, 2009, and this release should be read in conjunction with that Annual Report on Form 10-K and together with all of the company's other filings, including its Current Reports on Form 8-K, made with the SEC through the date of this release. You are urged to consider all of these risks, uncertainties and other factors carefully in evaluating the forward-looking statements. As a result of these matters, including changes in facts, assumptions not being realized or other circumstances, the actual implementation of the company's operating and other plans by one or more of its operating segments, its actual capital expenditures, unit growth, and square footage growth in one or more of its operating segments, the formats of the units built, and the focus of the company's expansion may differ materially from the anticipated results described in these forward-looking statements. The forward-looking statements included in this release are made only as of the date of this report, and the company undertakes no obligation to update these forward-looking statements to reflect subsequent events or circumstances.

SOURCE Wal-Mart Stores, Inc.

Investor Relations, +1-479-273-8446, or Media Relations, Carol Schumacher, +1-479-277-1498, or John Simley, 1-800-331-0085, or Mike Beckstead, +1-479-277-9558, all of Wal-Mart Stores, Inc.

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MEMO

Delivered at Meeting

TO: Ceres Planning Commission
FROM: Sherri Jacobson, Citizens for Ceres
DATE: April 4, 2011
SUBJECT: Mitchell Ranch Walmart Supercenter Information

Dear Planning Commissioners attached please find the following documents regarding the Mitchell Ranch Walmart Project that related to my comments on the record.

Section 1.

- 2011-03-27 article from sprawlbusters.com called "Warren, MI. Mayor Threatens Wal-Mart Boycott Over Dead Store"
- September, 2004 WSJ Article re surplus of vacant, abandoned Walmart buildings across the country.

Section 2. Information on Vacant former Walmart Stores which the company abandoned for new supercenters in Vallejo, Hanford, Gilroy, and Bakersfield.

Section 3. Photos of Walmart stores with nearly identical "contemporary" architecture in:

- Fresno (southeast)
- Fresno (north)
- Kerman
- Elk Grove
- Folsom

Section 4. Photos, renderings and articles of proposed and approved Walmart stores with unique architecture in:

- Chicago, IL
- American Canyon, CA
- Hood River, OR
- Washington, DC
- Poway, CA (San Diego County)
- Woodland Park, CO

Section 5. Information regarding regional lifestyle and destination centers in other cities.

Section 1.

Articles on Abandoned Walmart Stores

Sprawl-Busters

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 List
 articles
 by the
 month:
2011-03-27

Warren, MI. Mayor Threatens Wal-Mart Boycott Over Dead Store

2011

[JAN](#) [FEB](#)
[MAR](#)

The Mayor of Warren, Michigan has had it with Wal-Mart. In "the city that cares," the Mayor is taking on the world's largest retailer for not caring about what happens in his community.

2010

[JAN](#) [FEB](#)
[MAR](#)
[APR](#) [MAY](#)
[JUN](#)
[JUL](#) [AUG](#)
[SEP](#)
[OCT](#) [NOV](#)
[DEC](#)

Jim Fouts, the Mayor of this city of roughly 134,000 people, is so frustrated with a dead Wal-Mart building in this suburb of Detroit, that he's prepared to launch a national boycott of the Arkansas-based retailer.

2009

[JAN](#) [FEB](#)
[MAR](#)
[APR](#) [MAY](#)
[JUN](#)
[JUL](#) [AUG](#)
[SEP](#)
[OCT](#) [NOV](#)
[DEC](#)

Mayor Fouts delivered his "State of the City" speech several days ago, using the opportunity to jump on Wal-Mart for its handling of the Tech Plaza strip mall, where an empty Wal-Mart has turned the parcel into a prominent eyesore.

2008

[JAN](#) [FEB](#)
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[JUN](#)
[JUL](#) [AUG](#)
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[OCT](#) [NOV](#)
[DEC](#)

Stymied by lack of Wal-Mart action to deal with its 'dark store,' one of hundreds now on the market with Wal-Mart Realty, the Mayor told the media that he has sent a letter to Wal-Mart warning them that if they don't start talking with city officials about re-use of the building, that he will begin 'nuisance abatement' measures--a procedure that would allow the city to

2007

[JAN](#) [FEB](#)
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[DEC](#)

raze a building that has been vacant for 6 months. Mayor Fouts charges that Wal-Mart's empty store has become a magnet for garbage, rats, prostitutes and gangs, according to mlive.com.

2006

[JAN](#) [FEB](#)
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[DEC](#)

The Detroit Free Press estimates that a crowd of more than 500 people watched the Mayor's speech, in which he said he would pursue Wal-Mart to give up their hold on the property. The Mayor charged that Wal-Mart's actions have kept other retailers from moving in.

2005

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It has been a standard covenant in Wal-Mart Realty deals that their empty stores cannot be filled by retailers who compete with Wal-Mart. This restriction has forced many "ghost boxes" abandoned by Wal-Mart to remain empty. In the Warren case, Wal-Mart is not the building owner, but holds a lease on the property for another seven years.

2004

[JAN](#) [FEB](#)
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[APR](#) [MAY](#)
[JUN](#)
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[SEP](#)
[OCT](#) [NOV](#)
[DEC](#)

Warren is the third largest city in Michigan, and has seen its share of hard times during this recession. Population is falling, unemployment is 5% above the national average, and the housing vacancy rate is hovering at 8%.

2003

[JAN](#) [FEB](#)
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[OCT](#) [NOV](#)
[DEC](#)

In recounting his efforts to get Wal-Mart's attention, the Mayor said the giant retailer had thus far been unresponsive to his entreaties.

2002

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[OCT](#) [NOV](#)
[DEC](#)

"Enough is enough," the Mayor said in his report. "You're not going to destroy another city."

2001

[JAN](#) [FEB](#)
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[SEP](#)
[OCT](#) [NOV](#)
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In an interview after his speech, the Mayor said he has given Wal-Mart three choices: 1) come in and talk with city officials to help find another anchor 2) have the city begin nuisance abatement discussions, and 3) the

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[JAN](#) [FEB](#) Mayor would begin a boycott of Wal-Mart.
[MAR](#)

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"Wal-Mart has a reputation for destroying small towns and taking away jobs," the Mayor said. "I won't allow them to destroy the economic vitality in the center of the city." The Mayor said Wal-Mart has left his community with "an empty shell in the center of our downtown area." He indicated that the Wal-Mart building has been vacant for five and a half years.

1999

[JAN](#) [FEB](#)

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[DEC](#)

What you can do: The owner of Tech Plaza, J.J. Gumberg Co., told the Mayor that they would like to get a replacement tenant, but that Wal-Mart can keep the site empty until 2018. Typically in these retail leases, the company pays a very low flat monthly base rent, and a percentage share of sales. When the store stops producing sales revenue, the only remaining payment is the base rent, which is easy for companies like Wal-Mart to afford, keeping the space out of the hands of competitors for years. "We're always looking for somebody to go into that space," she said.

1998

[JAN](#) [FEB](#)

[MAR](#)

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Mayor Fouts has become somewhat of a national curiosity because of his battles with one of his city councilors over his age. City Councilor Kathy Vogt, who is running to replace Mayor Fouts, has filed a lawsuit against the Mayor over his birthdate secrecy. The lawsuit charges that the Mayor's refusal to tell his age is "helping him hide political wrongdoing," said the Free Press.

Fout's threat to mount a boycott of Wal-Mart over the Tech Plaza's demise is seen as another play for national attention.

Within the next month and a half, Fouts is expected to announce his plans to run for re-election as Mayor. He has prominently featured a "Buy American Campaign" on the city's website, and criticized Wal-Mart for its massive Chinese importation business model.

Readers are urged to email Mayor Fouts at: mayor@cityofwarren.org with the following message:

"Dear Mayor Fouts,

I would certainly support any effort to boycott the Wal-Mart corporation, and if the Wal-Mart building at Tech Plaza is not worth recycling, then it should come down.

But if Wal-Mart is only a tenant there, they will not care if the city demolishes the building---unless you charge them for the expense. Otherwise, it will be J.J. Gumberg that pays the price for Wal-Mart's early departure.

As you know, Wal-Mart has been sued by many landlords who failed to write into their lease that Wal-Mart had to continuously operate a retail store, or pay for their dead store to be demolished.

You will have to keep up the visibility against Wal-Mart to get their attention, and it goes without saying that you can expect Wal-Mart to attempt to underwrite the campaign of anyone who runs against you for Mayor.

More than a thousand Mayors have watched Wal-Mart slip quietly out of town. You are right to say that enough is enough."

"Norman has become the guru of the anti-Wal-Mart movement" ~ 60 Minutes

Sprawl-Busters

info@sprawl-busters.com

Strategic Planning ~ Field Operations
Voter Campaigns
21 Grinnell St, Greenfield ~ MA 01301
(413) 772-6289

MARKETPLACE

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WEDNESDAY, SEPTEMBER 15, 2004 B1

Wal-Mart's Surge Leaves Dead Stores Behind

By KORINER STEINER

A WAL-MART in La Junta, Colo., boards cover the windows and why weeds sprout from cracks in the parking lot. The 69,000-square-foot store has been vacant since 2000, when Wal-Mart Stores Inc. built one of its even bigger "supercenters" about a quarter of a mile away and vacated a building it had used for less than 10 years.

"There isn't much demand for another retailer to come in and use that space," says Allison Cort-

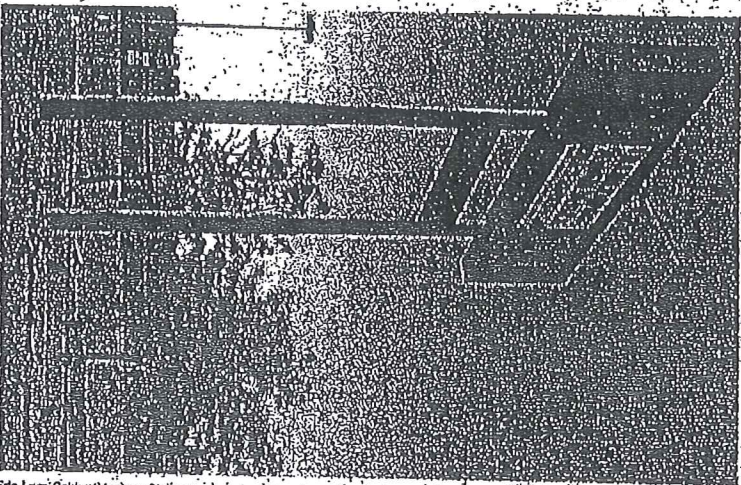
PROPERTY REPORT

ner, the head of a local non-profit economic development group who has been trying to find a tenant for the empty store. Wal-Mart's

lease on the building runs through 2017.

La Junta's situation is hardly unique. Throughout the country, hundreds of empty "big box" stores litter the suburban and rural landscape. Some were abandoned by chains that went out of business. Others were orphaned by corporate downsizings. And still others, like the La Junta one, were left behind when their corporate parents decided they weren't big enough.

This build-and-abandon trend occurs everywhere in real estate, as needs of tenants change, but it's particularly acute in retailing, where store formats can change as quickly as dress lengths. While big retailers can afford to write off or



Eric Lara/Gotho/Mercury Pictures

This La Junta, Colo., store has been empty since Wal-Mart opened a supercenter nearby.

absorb the cost of closed stores and their ongoing leases, communities are often stuck with a different kind of bill. They complain that the empty buildings are eyesores that can boost crime and vandalism and bring down property values. And where darkened stores anchor strip malls, they can depress sales of remaining retailers.

While the stores' owners typically continue to pay property taxes on the vacant properties—that is, if they remain in business—the buildings no longer generate jobs or lucrative sales tax dollars for state and local governments.

Finding new tenants for big properties isn't easy. Sometimes the very company that abandoned a store blocks a prospective new occupant. Wal-Mart in particular sometimes creates roadblocks when other discount merchandisers or supermarkets have expressed interest in its shuttered buildings, say some real-estate brokers and community officials.

"Wal-Mart clearly says up front, 'We don't want anyone in the buildings with a competing use,'" says Suzanne Chen of Retail Realty Group of Tampa, Fla., which specializes in big-boxes. "Sometimes they would rather sit with a vacant building than budge on letting a competitor in it."

In Fort Myers, Fla., for instance, Wal-Mart blocked a Save-A-Lot grocery store from subletting

Please Turn to Page B4, Column 1

THE PROPERTY REPO

Towns Struggle to Fill Shuttered Wal-Marts

Continued From Page B1

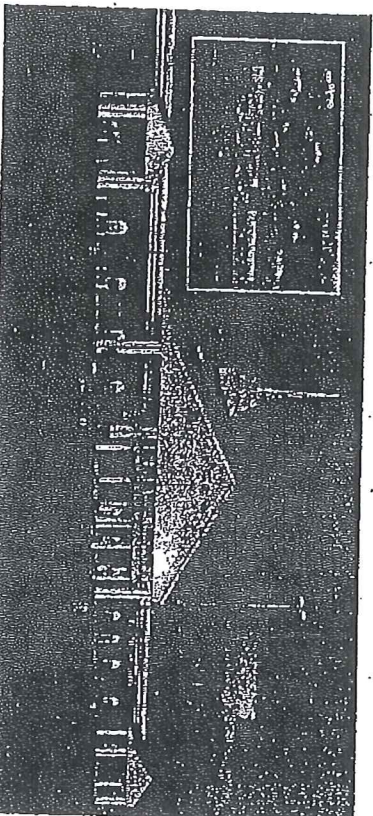
an abandoned store where it still held the lease, according to Ms. Chen. Wal-Mart runs a supercenter, which sells groceries along with the chain's other items, about a mile away.

Wal-Mart spokesman Dan Fogelman says it actually did try to find a grocery store for the building. "However, there was already a supermarket on the other side of the shopping center, and the other chair chose not to locate there. ... This shows that we are willing to put competitors in our vacant buildings." An office-supply retailer now occupies the building.

Still, another Wal-Mart spokesman, Bob McAdams, says the company won't go out of its way to help a competing retailer take over one of its empty stores. "There are times when it's in our interest to get the property moving faster, but we're certainly not going to give a competitor an advantage," he says.

Retailers including Target Corp., Kmart Holding Corp. and Home Depot Inc. all have vacated big-box locations across the country. But Wal-Mart, because of its rapid expansion, probably has left behind more space than anyone else. It plans to add 50 million square feet of retail space this year around the world, a good chunk of that replacing existing stores it now considers dated. Wal-Mart, which has its own realty unit, says it will fill about 16 million square feet of this empty space this year, but that it still has about 152 vacant stores, or about 13 million square feet, across the nation.

Some big boxes do end up being used by other retail chains. When discounters Ames Department Stores Inc., Caldor Inc. and Bradlees Inc. went out of business, Wal-Mart and other retailers moved into many of their vacated digs. Home Depot and Sears now occupy some



This Wal-Mart in Miami, Okla., was converted into a church after the retailer closed it. More than 150 former Wal-Marts sit vacant across the U.S.

of the 600 or so Kmarts that were casualties of its bankruptcy filing in 2002. And Hobby Lobby Stores Inc. has moved into a number of vacant Wal-Marts. Oftentimes, the big boxes are divided up into several small stores: Wal-Mart says that about 60% of its empty boxes that have found new uses have been sectioned up for the new tenants.

Still, many big boxes remain on the market for years. In Clinton, Miss., a Wal-Mart larger than two football fields stood vacant for four years before it recently was demolished. A Wal-Mart in Bardonia, Ky., remained empty for nearly 10 years before a flea market moved in. And La Junta, a town of 8,000 located three hours from Denver, just recently struck a deal to begin using a former Kmart that had been empty for 10 years as a coffee roasting plant, while a former Gibson's Discount Center, a regional discounter, still sits empty three years after its closure.

Communities are getting more aggressive about trying to prevent big boxes from becoming empty in the first place. Some, including Conway, N.H., and Buckingham, Pa., have passed ordinances that limit the size of new stores—thus making it less attractive to build a new store and abandon the old one. These towns often prohibit building owners from closing stores before the space has attracted a new tenant or plans are in place for the structure to be demolished.

Some communities require retailers to tear down buildings that remain empty for a certain period of time. Others have helped find creative uses for empty big boxes, including a Mercedes-Benz dealership in Florida, a church in Oklahoma, a bingo hall in West Virginia, a Christian school in Arkansas and a pharmaceutical lab in Wyoming.

Ron Kitchens, president of an economic development group in Corpus Christi, Texas, has helped both Wal-Mart and

Kmart fill empty stores in his region. One Wal-Mart ended up as a plant for an office-furniture manufacturer, while a Kmart will soon become a phone company's call center. "If the buildings didn't work for the biggest retailer, then they're probably not going to work for other retailers," he says. "Communities have to be creative."

Still, some communities figure they're better off with the added employment and taxes that come from a newer, bigger Wal-Mart even if it leaves them with an empty store. That was the case in La Junta, where the town extended its boundaries to allow the new superstore to be built.

Constantly growing retailers like Wal-Mart, of course, could reduce the number of empty stores by simply expanding on the same site. The problem is that Wal-Mart says it needs 20 acres to build a supercenter, while most of its older discount stores sit on 10- to 12-acre sites. In East Greenbush, N.Y., Wal-Mart expanded one of its stores into a 203,000-square-foot supercenter, but only after smaller retailers in the strip mall were relocated to free up space.

Wal-Mart, which owns about half its vacant buildings and leases the rest, insists it is working harder to fill the buildings by aggressively working with communities and brokers. The company also lists its vacant big boxes on its Web site, which reads like nationwide yellow pages: In Texas, Wal-Mart lists more than 40 empty stores for sale or lease, while Georgia has 23. By the end of the year, the Bentonville, Ark., retailer plans to fill 70% of its empty boxes, says Tony Fuller, vice president of Wal-Mart Realty.

"We recognize the challenges," Mr. Fuller says. "It's been a journey for us. Speed wasn't important to us before, but it's very important to us today."

Section 2.

Information on Vacant Walmart Stores in California

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Wal-Mart Discount Store Vallejo,CA

Former Wal-Mart located on Sonoma Blvd. in Vallejo,CA. Note that this store never received a star in place of the Wal-Mart sign. The star was installed in memoriam of Sam Walton.

Here is a very nice write-up courtesy of brekmorn...

This Walmart in Vallejo was closed in 2007 and is abandoned. Vallejo no longer has a Walmart. There is a Food 4 Less sharing the parking lot. That Food 4 Less is owned by Nugget Markets of Woodland. Nugget owns the Food 4 Less stores in Woodland, Cameron Park, and Vallejo. The Vallejo Food 4 Less is the only Food 4 Less left in the Bay Area. Nugget is a somewhat upscale supermarket chain.

Nugget wanted to build a supermarket in Vallejo, but only if they would be assured that a Super Walmart would not open in Vallejo. While the city debated a Super Walmart, Nugget got fed up and dropped its plans. Meanwhile Walmart built a new Super Walmart in American Canyon and closed the Vallejo store. The American Canyon store is the only Super Walmart in the Bay Area as far as I know. The Bay Area has no Super Kmart or

Super Targets. American Canyon seems like it is really far away on the edge of the wilderness.

Now Vallejo has no Nugget and no Walmart.

© All Rights Reserved

Taken on: September 11, 2008

Groups appears in: • Dead Malls & Vacant Retail • Vintage Discount Stores more »

Camera: Canon PowerShot A570 IS, f/5, 0.002 sec (1/500) sec, 16mm, ISO 80 (more info)

Stats: 1,313 views / 12 comments



1750 W. Lacey Blvd., Hanford, CA, 93230 - Available for Lease
Retail For Lease

View this active lease listing or start a search to find more properties for lease.

[Retail For Lease](#)

Hanford, CA

e.g. Los Angeles, CA or 91016

[Search](#)
[Advanced Search](#)

Browse More Listings in [Retail For Lease](#), [Hanford, CA](#) or [California](#)

Retail Property For Lease

Former Wal-Mart 1750 W. Lacey Blvd., Hanford, CA 93230



Total Space Available:

125,787 SF

Rental Rate:

Negotiable

Property Type:

Retail

Property Sub-type:

Retail (Other)

Building Size:

125,787 SF

Lot Size:

11.96 AC

Cross Streets:

Lacey Blvd and 12th Avenue

[Find Out More...](#)

Last Verified 4/1/2011 Listing ID 16874076

1 Space Available

Display Rental Rate as [Entered](#)

Space 1

Space Available:

125,787 SF

Rental Rate:

Rental Rate Negotiable

Space Type:

Retail (Other)

Description

Property Summary Former Wal-Mart at the busiest intersection in Hanford, California +/-125,787 SF Building Parcel Size: 11.96 acres/520,978 SF Pad Opportunity for up to +/-15,000 SF Trade Area Population of 185,920 Across from the only regional mall in Kings County Nearby retailers include Target, Michaels, Marshalls, Petsmart, JC Penney, Forever 21, Sears, Ross, Lowes, Home Depot, FoodsCo, Dollar Tree, Walmart and Kohls (Opening Fall 2010)

Map of 1750 W. Lacey Blvd., Hanford, CA 93230 (Kings County)

[Hide Map](#)

7900 Arroyo Cir - Former Wal-Mart



Location: Former Wal-Mart
Morgan Hill/Gilroy Cluster
Gilroy Submarket
Santa Clara County
Gilroy, CA 95050

Building Type: Retail/General Freestanding
Bldg Status: Built 1993
Building Size: 125,597 SF
Typical Floor Size: 125,597 SF
Stories: 1
Land Area: 13.70 AC
Total Avail: 125,597 SF
% Leased: 100%
Total Spaces Avail: 1
Smallest Space: 25,000 SF
Bldg Vacant: -

Landlord Rep: Hudson Jones Commercial Real Estate
Developer: -
Management: -
Recorded Owner: Daniel E Hudson
Parcel Number: 841-69-037

Sales Company: Hudson Jones Commercial Real Estate: Dan Hudson (408) 445-4002

For Sale: For Sale at \$8,650,000 (\$68.87/SF) - Active

Street Frontage: 943 feet on Arroyo Cir(with 0 curb cut)

Parking: 500 free Surface Spaces are available; Ratio of 7.00/1,000 SF

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/mo + Svs	Occupancy	Term	Type
E 1st	25,000 - 125,597	125,597	125,597	Negotiable	30 Days	Negotiable	Direct

Hudson Jones Commercial Real Estate / Dan Hudson (408) 445-4002

Building Notes

Wal-Mart has moved its business out of the building as of September 28, 2005. They will turn over the building to the owners at the end of the year.

We are looking for tenants to lease the building. The building is approximately 125,000 Square Feet including a 5,000SF garden center and a 5,900SF automotive center both of which are attached to the building on the north side of the building. The owners are prepared to demise the space to accomodate new tenant. Additional space can be added to the building or in the form of out parcels.

The site is 13.7 acres and presently has a parking ratio of 7/1,000 with room to add more. It fronts U. S. Highway 101 and has a very tall freeway sign. The site is adjacent to the Gilroy Premium Outlet Mall, which sees over 6,000,000 visitors annually. The building is only 10 years old. The owners are prepared to redevelop the front of the building to accomodate tenants requiring conventional store fronts (see the attached).

7900 Arroyo Cir - Former Wal-Mart(cont'd)

Arroyo Circle, which circles in front of the store, will connect to the Newman and Regency power centers to the south at Highway 152/10th street. Access to the site is from Leavesely Road, just to the north. An extensive re-landscape plan will enhance the site's freeway visibility and a there will be renovation to the existing freeway sign to give tenants freeway signage.


Property Record for 2300 White Lane, Bakersfield, CA 93304

Information for the Retail property located at 2300 White Lane, Bakersfield, CA 93304 includes data gathered from Kern County tax records, public records data providers and LoopNet historical listing and sales records.

LoopNet Property Records display available information for a property such as historical listings, property details, tax details, owners, mortgages, tenants, and more. Information is aggregated from the LoopNet marketplace, LoopNet research, leading independent data providers, public records, Kern County tax records and LoopNet members.

x

Retail Property Record
2300 White Lane, Bakersfield, CA 93304

Summary Sale & Lease Stats & Trends Property Owner & Mortgage Tenant Tax More ▾

Summary

Property information for **2300 White Lane, Bakersfield, CA** and all other **10 Million property records** is available to all Property Facts subscribers: [Learn More](#).

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Sale & Lease Info
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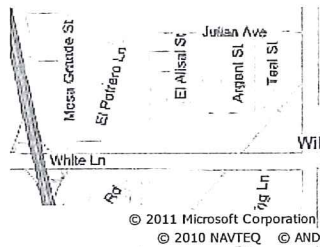
Currently Active For Lease (1)


Stats & Trends
[View Details & Use Calculator ▶](#)

	This Property	Nearby Properties	City Index
Asking Rent \$/SF/YR	\$9	\$16.2	\$17.73

Property Details
[View Details ▶](#)

Primary Property Type: Retail
Property Sub-type: Free Standing Bldg
Building Size: ***


[View Larger Maps ▶](#)
Owner & Mortgage Info
[View Details ▶](#)

Current Owner: ***
Current Mortgage: ***

Tenant Info
[View Details ▶](#)

Current Tenants: ***

Tax Info
[View Details ▶](#)

,,*** Assessed Value, \$***,*** Taxes

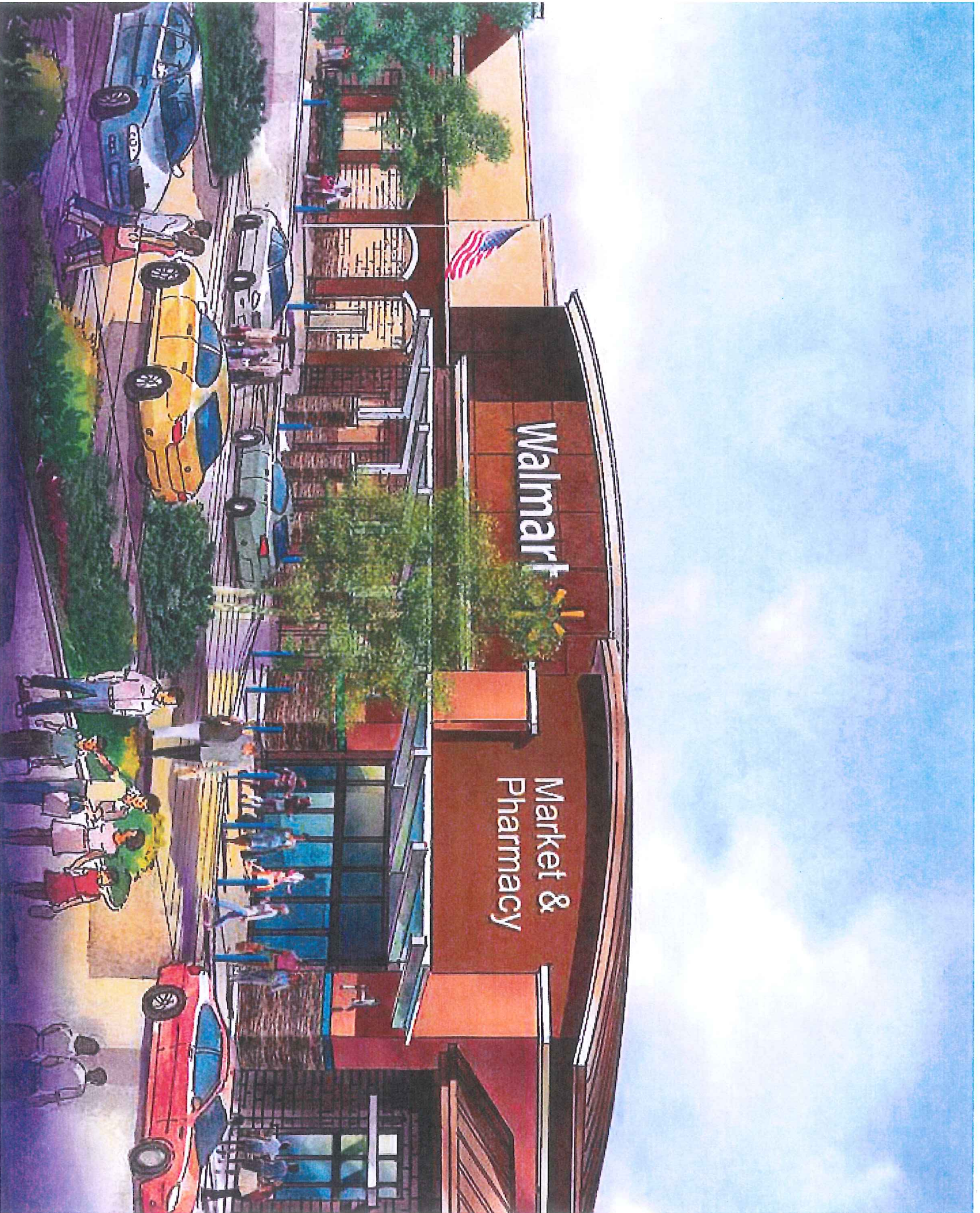
The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Section 3.

Photos of Walmart stores
with nearly identical
“contemporary” architecture

SE FRESNO





KERMAN



ENTRY PERSPECTIVE

Architectural renderings are subject to the approval of the City of Elk Grove

Perlowitz + Ruth
ARCHITECTS

(916) 424-3000 www.perlowitzruth.com

Walmart

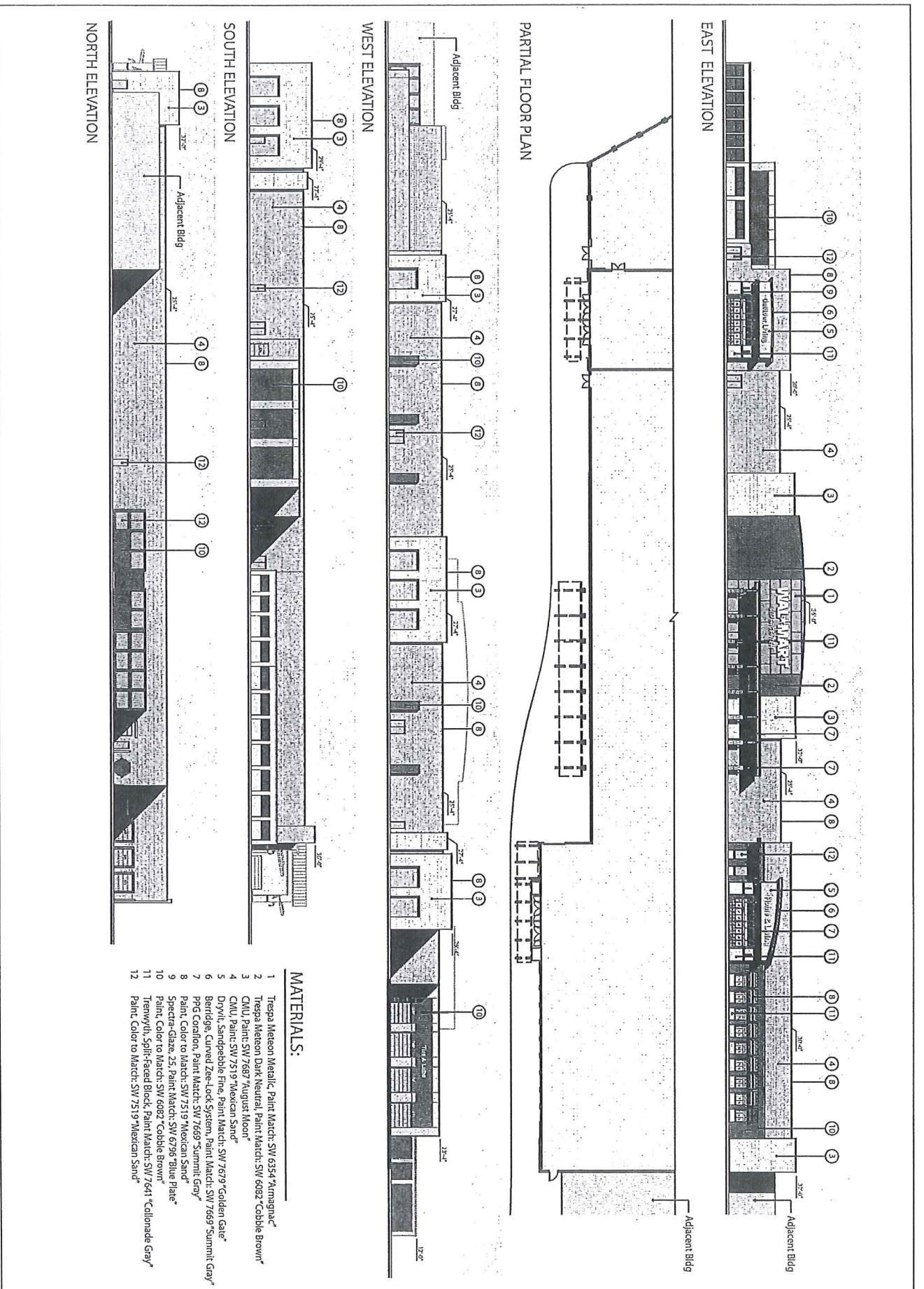
ELKGROVE, CALIFORNIA
STORE # 70106

CONCEPTUAL PERSPECTIVE

09/21/2014
02-19-2009 BIT

SOURCE: Perkowitz & Ruth Architects, 2008

Proposed Wal-Mart Expansion
Figure 4
Exterior Elevations



Section 4.

Photos, renderings, and
articles of proposed and
approved Walmart stores
with unique architecture



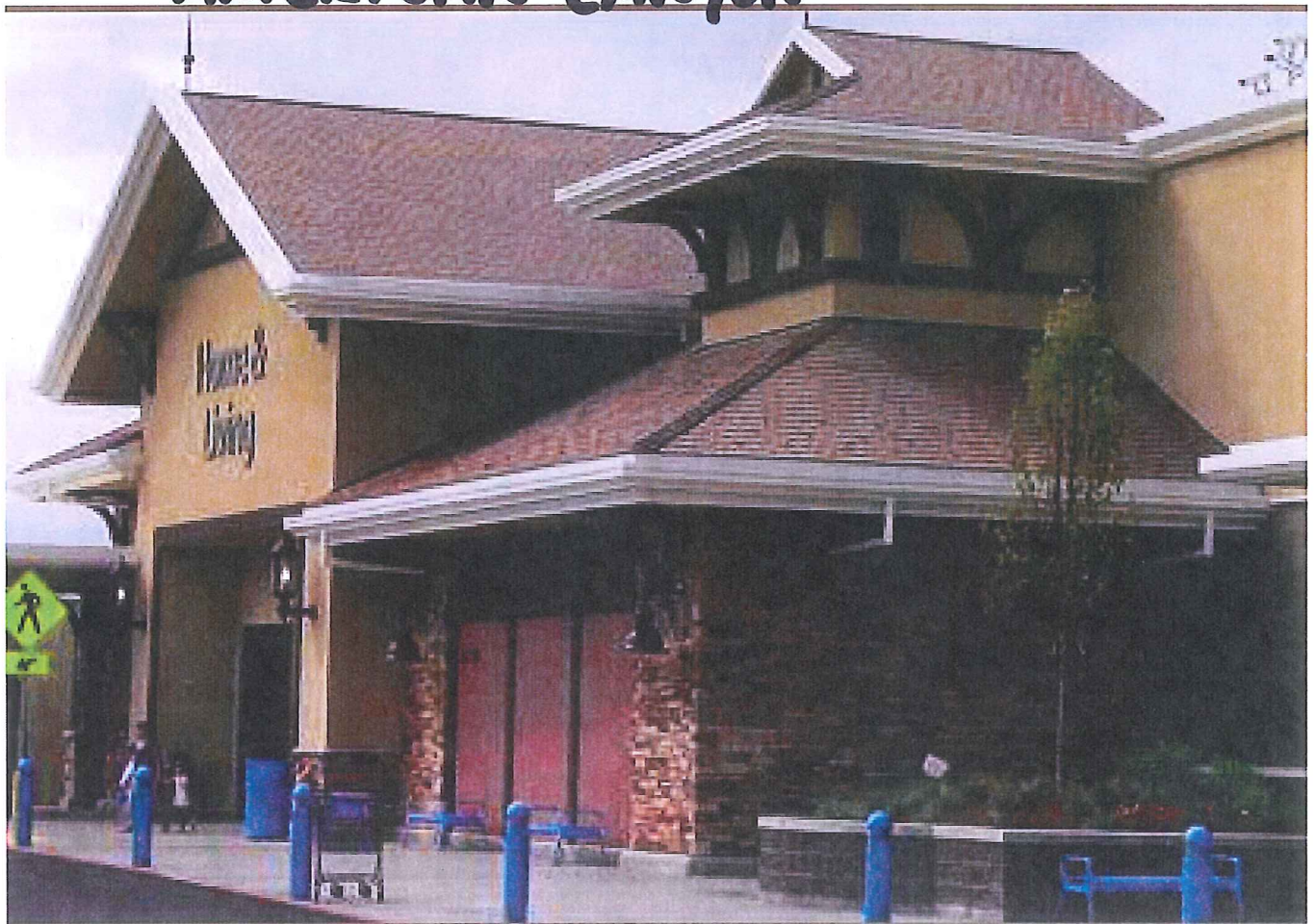
CHICAGO



UNSPECIFIED "URBAN"



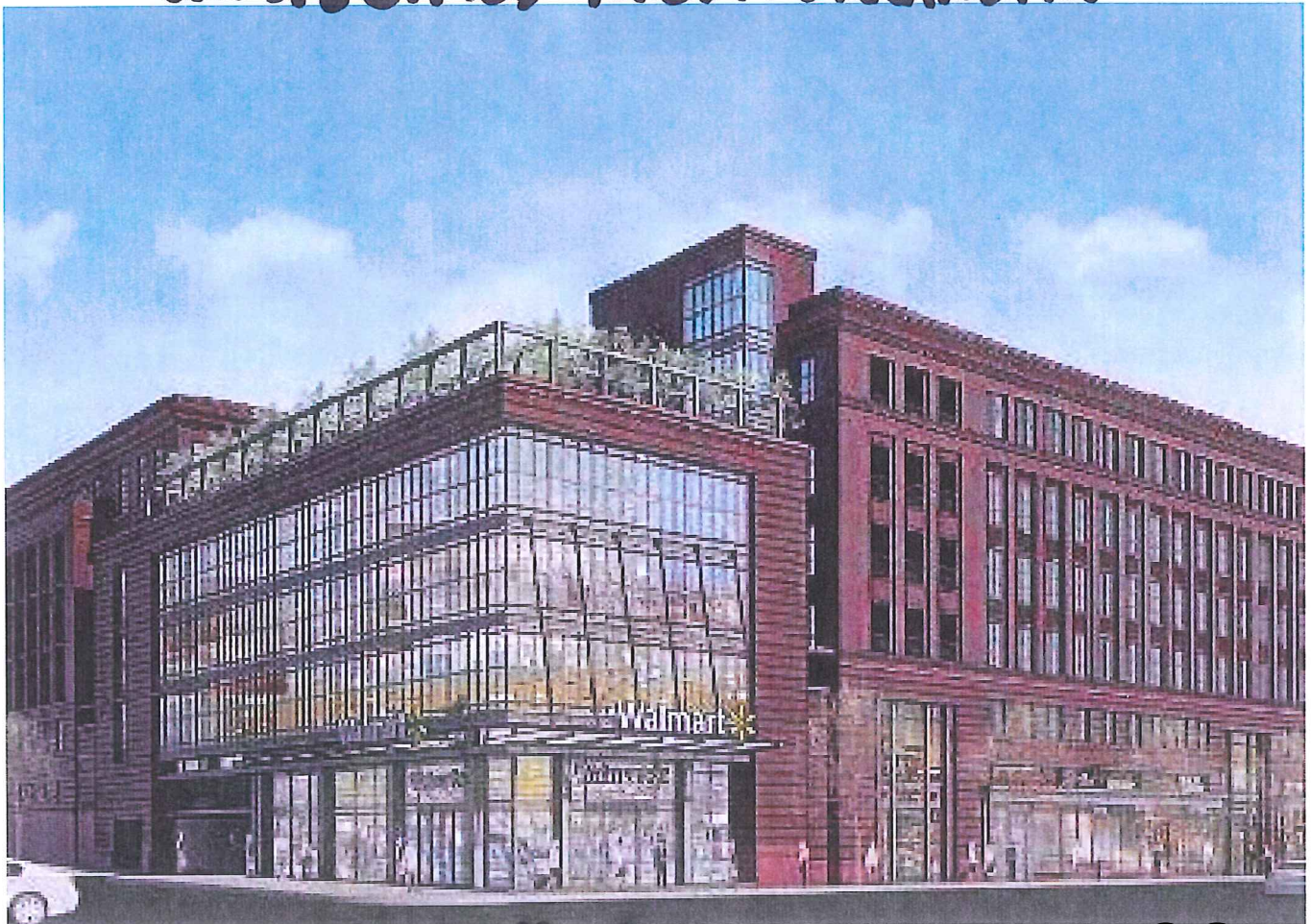
AMERICAN CANYON



HOOD RIVER, OR



UNSPECIFIED MEDITERRANEAN



WASH. D.C.



POWAY (S.D. County) MISSION-STYLE



Wal-Mart Supercenter Architecture Reflects the City Above the Clouds

New store designed to maximize convenience, minimize energy use

WHAT: With a picturesque backdrop of the Colorado Rockies, the new Wal-Mart Supercenter's lodge-like façade blends in with the natural beauty of Woodland Park, while also demonstrating Wal-Mart's ongoing commitment to minimize its environmental impact with an energy-efficient store design.

"We want to be a good neighbor in Woodland Park. The exterior of the store was crafted to fit in with the landscape of the community," Store Manager Adam Linder said. "We also want to leave a smaller footprint on the environment and many of the new features of the store will help us do that."

Wal-Mart took extra care to minimize the store's energy usage and environmental impact. The store features energy-saving light-emitting diode (LED) refrigerated case lighting, created with sensors that turn the lights off when no shoppers are around. The store's stained concrete floors are specially designed to require less maintenance and use of harsh chemicals.

The 161,518-square-foot Supercenter will provide customers with a one-stop shopping experience 24 hours a day, seven days a week. In addition to a full line of grocery selections, the Supercenter will feature a bakery, delicatessen, dry and frozen food sections, beer sales, as well as meat, dairy and fresh produce departments. Customers will also enjoy finding the latest season trends in the new apparel department, health and beauty aids, a wide variety of products for the home, a lawn and garden center and the latest name brand electronics. For added convenience, the Supercenter also has a Tire & Lube Express, a pharmacy, a one-hour photo lab and a Wal-Mart Connect Center for wireless phone sales.

WHEN:

Event Opportunity --

Grand Opening:

Wednesday, Sept. 19, 7:30 a.m.

Community representatives will join Adam Linder, store manager, and other associates in the official ribbon-cutting and celebration of the store opening. Grant checks will be presented to local organizations.

WHERE:

Wal-Mart Supercenter
19600 E. Highway 24
Woodland Park, Colo.

FOR MORE INFO: Store Manager, Adam Linder, 719-687-1065

FACT SHEET

Woodland Park Wal-Mart Supercenter

Store fast facts

- Location: 19600 E. Highway 24, Woodland Park, Colo.
- 161,518-square-foot Wal-Mart Supercenter, gaining more than 62,000 square feet
- Store opening: Wednesday, Sept. 19, following a grand opening ceremony at 7:30 a.m.
- Store manager: Adam Linder

Charitable giving

\$33,500 in charitable contributions will be provided to area organizations including:

WOODLAND PARK, CO
84 1/2011

- City of Florissant Fire Department
- Pikes Peak Regional Medical Center Association
- Teller County Health Department
- Rescue Animal Fund
- Prospect Home Care
- Teller County Sherriff's Department
- Children's Ark Inc.
- Woodland Park Chamber of Commerce
- Teller Senior Coalition Inc.
- Help the Needy
- Woodland Park High School
- Summit Elementary School

Store features

- Full line of groceries, bakery goods, deli foods, frozen foods, meat and dairy products, apparel and accessories, toys, infant section, lawn and garden center, health and beauty aids, expanded line of electronics, pharmacy, one hour photo lab, beer sales, Wal-Mart Connect Center, Tire & Lube Express
- Leased services include a Da-Vi Nail Salon, SmartStyle Family Hair Salon, Subway restaurant and a branch of Academy Bank
- Fifteen full-service and six express check-out lanes

Employment and state details

- The national average wage at Wal-Mart for full-time hourly associates is \$10.65 per hour.*
- More than 500 applications have been received; 330 total planned jobs.
- Store Manager Adam Linder started as an hourly toy associate in 1999 at a store in Colorado Springs.
- Wal-Mart benefits are available to both eligible full- and part-time associates, including healthcare insurance with no lifetime maximum. Wal-Mart also offers a 401(k) plan and profit sharing contributions, whether an associate contributes or not, store discount cards, business performance-based bonuses, stock purchase program and life insurance.

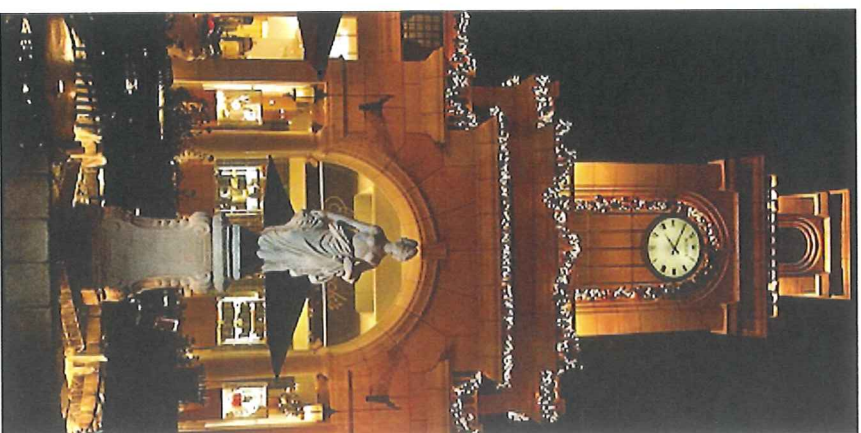
For more information

- Store manager: Adam Linder, 719-687-1065
- Wal-Mart information online: www.walmartfacts.com; merchandise sales: www.walmart.com

###

Section 5.

Information regarding
regional lifestyle and
destination centers in other
cities.



THE COMMONS

The Commons is an upscale shopping center that looks like a Mediterranean village; a Ralph's grocery store, which is not normally considered a high-end retailer, serves as the anchor. The center has shops, restaurants, a bakery, a cafe, a movie theatre, gardens, fountains, sculptures, and sidewalks.

The center has a pristine and accessible look, with wide walkways and plenty of resting spots with tables and benches placed between the stores. There's even a small outdoor community stage and a pond with fish and turtles.

RECORDING REQUEST
BY: CITY OF CERES

When Recorded mail to

City of Ceres
Planning Division
2220 Magnolia
Street Ceres, CA
95307

D R A F T
RESOLUTION NO. 11-03

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CERES
REJECTING CERTIFICATION OF AN ENVIRONMENTAL IMPACT REPORT
AND DENYING THE MITCHELL RANCH CENTER PROJECT**

APPLICANT/
PROPERTY OWNER:

Walmart Real Estate Business
Trust ATTN: Real Estate
Manager
2001 SE 10th Street
Bentonville, AR 72716

APPLICANT'S
REPRESENTATIVE:

Greenberg Farrow
ATTN: Howard Hardin
1920 Main St., Suite
1150 Irvine, CA 92614

SITE LOCATION:

2872 Don Pedro Road, 3901 Mitchell Road, 2827, 2829
and 2873 Services Road, Ceres, CA, 95307

APN'S:

053-012-068 and 053-013-016, -017, -018, and -019

WHEREAS, the Mitchell Ranch center project proposes to develop a retail center that is approximately 299,830 square feet, anchored by an approximately 191,430 square foot Walmart store, including an approximately 5,762 square foot garden center, and ten other commercial buildings tenanted by junior anchor stores, small-scale retail stores and sit-down and fast-food restaurants ("Project"). The project site is located within the City at the northwest corner of the intersection of Mitchell Road and Service Road and consists of five parcels (APNs 053-012-068 and 053-013-01.6 through -019) totaling 26.3 acres. The project approvals include a conditional use permit ("CUP") and a vesting tentative subdivision map ("VTSM") that would recombine the existing parcels into seven new parcels; and

WHEREAS, the City prepared an Initial Study for the Project consistent with CEQA Guidelines section 15063 and determined that an Environmental Impact Report (hereafter "EIR") was required in order to analyze significant impacts associated with the project; and

WHEREAS, in accordance with Sections 15063 and 15082 of the CEQA Guidelines, the City prepared an Initial Study and Notice of Preparation ("NOP") of an Environmental Impact Report and filed them with the Office of Planning and Research ("OPR") on September 5, 2007. The Initial Study and NOP were circulated to the public, local and state agencies, and other interested parties to solicit comments on the project; and

WHEREAS, based on the Initial Study and responses to the Notice of Preparation, the City prepared a Draft EIR and circulated the for a 45 day public review period on May 19, 2010. Copies of the Draft EIR were available at the City offices and the local public library. In addition, the Draft EIR was made available on the City's website and Project information was made available in PDF format or on CD by request; and

WHEREAS, a formal Notice of Completion ("NOC") of the Draft EIR was prepared and circulated on May 19, 2010, as required by CEQA. The NOC was circulated to responsible agencies, adjacent property owners and interested parties, including any person who filed a written request for such a notice; and

WHEREAS, the public comment period for the Draft EIR ran from May 19, 2010 through July 6, 2010; and

WHEREAS, the City received numerous comment letters from the public and public agencies during the public review period. The City prepared a Final EIR dated November 2010, containing written responses to comments received during the public review period; and

WHEREAS, the Final FIR was released to the public and public agencies at least ten days prior to the Planning Commission hearing on the project; and

WHEREAS, a Staff Report, dated February 22, 2011, and incorporated herein by reference, described the project and the environmental issues raised by the EIR for and the Project for the Planning Commission; and

WHEREAS, the Planning Commission reviewed the Staff Report, and the EIR and related public oral and written comments at a noticed public hearing on February 22, 2011, at which time all interested parties had the opportunity to be heard; and

WHEREAS, at the close of that February 22, 2011 public hearing, the a majority of the Planning Commission expressed concerns with the adequacy of the EIR regarding traffic, urban decay and blight, maintenance and landscaping, public safety, architectural and aesthetic impacts, the proposed statement of overriding considerations, and/or the Project itself and therefore voted unanimously to continue the matter to April 4, 2011; and

WHEREAS, a supplemental Staff Report, dated April 4, 2011, and incorporated herein by reference, included further discussions on Design and Aesthetics, Security, Traffic, Hours of Delivery, Economics and Blight, Re-tenanting vacant buildings, Site Design as Related to Don Pedro Road, Trash Pickup and revised conditions of approval for the Project; and

WHEREAS, the Planning Commission reviewed the supplemental Staff Report and received public oral and written comments at the continued public hearing on April 4, 2011, at

which time all interested parties had the opportunity to be heard; and

WHEREAS, the properties affected by this resolution are located at: 2872 Don Pedro Road, 3901 Mitchell Road, 2827, 2829 and 2873 Services Road, Ceres, CA, 95307; and,

WHEREAS, properties affected by this resolution are described as: The land referred to herein is situated in the State of California, County of Stanislaus, City of Ceres.

Parcel 1: APN: 053-012-068 — Parcel "B" in the City of Ceres, County of Stanislaus, State of California, as shown on the certain Parcel Map filed June 7, 1977 in Volume 25 of Parcel Maps at Page 36, Stanislaus County Records.

Parcel 2: APN: 053-013-016 — Parcel "B" in the City of Ceres, County of Stanislaus, State of California, as shown on the certain Parcel Map filed April 16, 1968 in Volume 5 of Parcel Maps at Page 51, Stanislaus County Records.

Parcel 3: APN: 053-013-018 — The East 82 feet of the South half of Lot 39 of Smyrna Park Tract, in the City of Ceres, County of Stanislaus, State of California, according to the Official Map thereof, filed in the office of the recorder of Stanislaus County, California, on February 21, 1903 in Volume 1 of Maps, at Page 79 (measured from the North line of Service Road running along the South boundary of said Lot 39). Excepting therefrom that portion conveyed to the State of California by Deed recorded December 17, 1962 in Book 1817 Page 315 of Official records, described as follows: Beginning at a point that lies North 89° 52' 43" West 739.84 feet and North ⁰⁰ 07' 17" East, 18.04 feet from a 1-inch iron pipe set in the ground to mark the Section corner common to Sections 13, 14, 23 and 24, Township 4 South, Range 9 East, Mount Diablo Base and Meridian, said point also being the intersection of the Northerly right of way line of Service Road (a county road 40 feet in width) and the Easterly line of that certain parcel of land as described in Deed to Durwood H. Simms, et ux, dated September 10, 1935 and recorded September 12, 1935 in Volume 569 of Official Records, page 372 Stanislaus County records; thence along said Easterly line North 0° 10' West 11.25 feet; thence leaving said Easterly line South 89° 57' 33" East, 82.00 feet to the Westerly line of that certain parcel of land as described in Decree Terminating Joint Tenancy to A.L. Cooper recorded February 26, 1945 as Instrument No. 3362, Stanislaus County Records; thence along said Westerly line South 0° 10' East, 11.15 feet to the Northerly right of way line of aforementioned Service Road; thence along said Northerly line South 89° 58' 08" West, 82.00 feet to the point of beginning.

Parcel 4: APN 053-013-017— All that portion of Lot 39 of Smyrna Park Tract, in the City of Ceres, County of Stanislaus, State of California, according to the Map thereof as filed in Volume 1 of Maps, at page 79, Stanislaus County Records in Section 14, Township 4 South, Range 9 East, Mount Diablo Base and Meridian, described as follows: Commencing at the Southeast corner of said Section 14, thence South 89° 58' 08" West along the South line of said Section 14, a distance of 862.31 feet; thence North 0° 01' 52" West, a distance of 31.38 feet to the North right-of-way line of the land conveyed to the State of California by Deed recorded June 8, 1960 in Volume 1617 Page 322, Official Records of Stanislaus County as instrument No. 16253 and the true point of beginning of this description; thence continuing North 0° 00' 52" West, a distance of 152.62 feet; thence South 89° 58' 08" West parallel to and 184 feet North of the South line of said Section 14 a distance of 133.00 feet; thence South 0° 01' 52" East, a distance of 139.63 feet to the North line of said State of California property; thence South 81° 57' 24" East along said North line, a distance of 92.24 feet; thence continuing along said North line, South 89° 59' 15" East, a distance of 41.69 feet to the point of beginning.

Parcel 5: APN 053-013-019 — Lot 40 of Smyrna Park Tract, in the City of Ceres, County of Stanislaus, State of California, according to the map thereof filed for record in the office of the County Recorder of Stanislaus County on February 21, 1903 in Volume 1 of Maps, at Page 79. Excepting therefrom all that portion described in Deed to the County of Stanislaus recorded September 25, 1957 in Volume 1446 Page 520, as Document No. 24477, Stanislaus County Records. Also excepting therefrom all that portion described in Deed to the State of California recorded January 18, 1960 in Volume 1614 page 22, as Document No. 14427, Stanislaus County Records. Also excepting therefrom all that portion of land described in that document filed for record October 19, 2004, as Document No. 172534, Stanislaus County Records.

NOW, THEREFORE, BE IT RESOLVED that the foregoing recitals are true and correct and made a part of this resolution.

BE IT FURTHER RESOLVED that the Planning Commission finds as follows:

SECTION 1. EIR INADEQUACY

A. The Planning Commission has considered the full record before it, which may include but is not limited to such things as the staff reports, testimony by staff and the public, and other materials and evidence submitted or provided to the Commission.

B. Pursuant to Section 15090 of the CEQA Guidelines, prior to approving or recommending approval of the Project, the Planning Commission must certify or recommend certification on the basis that (1) The Final EIR has been completed in compliance with CEQA; (2) The Final EIR has been presented to the decision-making body and that the decision making body reviewed and considered the information contained in the Final EIR; and (3) The Final EIR reflects the Planning Commission's independent judgment and analysis. The Planning Commission finds that it cannot certify the EIR because the EIR has not been adequately prepared in compliance with the requirements of CEQA and because the information in the EIR does not reflect the Planning Commission's independent judgment and analysis. Specifically:

1. **Urban Decay and Blight Impacts.** The Planning Commission finds that the EIR's urban decay analysis is materially flawed in that it understates and omits the Project's economic and resulting physical impacts on existing Ceres' businesses by adding approximately 299,930 square feet of intense new regional retail uses to the southern portion of Ceres near SR 99.

The EIR concludes that the Project has the potential to cause significant urban decay and physical deterioration impacts resulting from the closure of competing businesses, as well as increased retail vacancies from the relocation of the existing Walmart store located at E. Whitmore Rd. and Mitchell Avenue to the Project site. The EIR further concludes that Mitigation Measure 4.5.1 will reduce the impact of urban decay and physical deterioration to a level of less than significant. This mitigation measure requires Walmart to pay a building monitoring fee related to the vacated Walmart store, but to also required the property owner to enter a maintenance agreement with the City to ensure that the property owner will: (1) remove graffiti from the vacant Walmart store; (2) repair broken windows and exterior structural elements at the vacant Walmart store, (3) maintain existing landscaping at the vacant Walmart store; and (4) remove litter from the vacant Walmart store property.

The Planning Commission finds that the Project will cause or contribute to significant urban decay, physical deterioration, and/or blight in Ceres and the EIR is incomplete and does not adequately disclose and propose mitigation for significant urban decay/blight/physical deterioration impacts as follows:

- Mitigation Measure 4.5.1 only addresses physical deterioration impacts from the vacant Walmart store and does not address impacts from other closed anchor stores such as the Food-4-Less supermarket located across the street from the vacant Walmart store and Richland Market which the EIR identifies as "most at risk" of closure resulting from the Project. The Commission finds that the closure of one or both the Food-4-Less and Richland Market is likely to result from this project and such closure would be significant, not only in terms of creating vacancies, but also in terms of eliminating close and convenient shopping opportunities for established neighborhoods near these supermarket anchor stores.
- The Planning Commission also finds that the mitigation measure is ineffective and improperly defers formulation until after the project is approved. In order to effectively mitigate impacts the mitigation measures must, at a minimum, ensure the same synergistic level of operation that currently occurs at the intersection and such mitigation measure(s) must be included in the EIR.
- The Planning Commission also finds that the EIR fails to address the Project's impacts on existing blight identified by the Ceres Redevelopment Agency. Chapter 4.5 of the EIR is called "Economics and Blight" yet wholly fails to disclose the fact that Ceres has adopted two Redevelopment areas totaling several hundred acres. In establishing

these areas the City's Redevelopment Agency found that the areas suffered from both physical and economic blight as defined by the Health and Safety Code. The Planning Commission finds that physical blight includes deterioration and urban decay and is substantially similar to these physical impacts. Therefore, any environmental impact analysis of blight or decay must identify and consider blighted areas that may be impacted by the Project. In this case the existing Walmart store, the existing Food-4-Less store, and the existing Richland Market all sit in the existing blighted Redevelopment area. Yet the EIR omits any discussion of blight and redevelopment efforts from the environmental setting for the Economics and Blight chapter or from the analysis of this impact. This omission prevents the EIR from serving its role as an information document and the EIR's Economics and Blight chapter must be revised and recirculated to include this information before it could be certified. Nor are the consultants' responses included in the supplemental staff report sufficient. The information is not contained in the EIR, is conclusory and argumentative, and fails to provide a good faith analysis of this Project's physical impacts to existing blighted areas.

- Omitting this information from the EIR prevents informed decision making and public participation. This information must be included in the EIR to ensure a good faith attempt at fully disclosing the Project's impacts. Accordingly, the Planning Commission finds that the EIR has not been completed in compliance with CEQA and does not reflect the Planning Commission's independent judgment.

2. Air Pollution and Related Health Effects. The Planning Commission finds that the EIR's air quality analysis is materially flawed in that it fails to adequately disclose and correlate the Project's air pollution impacts to resulting respiratory health effects.

The EIR prepared by Pacific Municipal Consultants includes a health risk assessment (HRA). In its comments on the EIR the San Joaquin Valley Air Pollution Control District stated that the HRA was inadequate and therefore did not provide substantial evidence to determine that impacts to sensitive receptors would be less than significant. The Final EIR's response to this comment (Response I-7) stated that PMC would provide additional information to the District supporting the health risk assessment. On February 28, 2011 the District submitted comments to the City acknowledging receipt of additional information from PMC but stating that "the HRA is technically flawed and, as such, does not adequately characterize project-related health impacts."

Based on the Air District's conclusion that the EIR prepared by PMC does not adequately address the significance of pollution-related health impacts, the Planning Commission finds that the EIR is inadequate for certification.

SECTION 2. OVERRIDING CONSIDERATIONS NOT PRESENT

A. The Planning Commission cannot make the findings of overriding considerations regarding the Project's significant and unavoidable impacts to Air Pollution, Agricultural Lands, and Transportation. Pursuant to Section 15093 of the CEQA Guidelines, before an agency can approve a project "which will result in the occurrence of significant effects which are identified in the final EIR but are not avoided or substantially lessened, the agency shall state in writing the specific reasons to support its action based on the final EIR and/or other information in the record." The Final EIR concludes the Project will cause or contribute to significant and unavoidable Air Pollution, Agricultural Lands, and Transportation impacts requiring the Planning Commission to adopt a statement of overriding considerations before approving the Project. The Planning Commission cannot make findings that relocating the existing Walmart store to the project site for the total development of 299,930 sq. ft. retail space which will immediately cause the vacancy of over 130,000 sq. ft. of retail space at the site of the current Walmart store and will result in the closure of one or more anchor stores in existing shopping centers, in an area that is already over-served by grocery stores and supermarkets outweighs these unavoidable adverse impacts. The Statement of Overriding Considerations must find that specific "economic, legal, social, technological or other benefits" of the Project outweigh the significant and unavoidable impacts and must be based upon substantial evidence. The Planning Commission finds that none of the Project's suggested benefits overrides the Project's significant and unavoidable environmental impacts.

1. *Increased Sales Tax Revenue.* The Planning Commission finds that the assumption that the Project will increase the City's sales tax revenues is not supported by substantial evidence. The existing Ceres Walmart store which would be abandoned for the new Walmart store that anchors the Project is approximately 130,000 sq. ft. in size. The new Walmart store will be approximately 190,000 sq.ft. in size and will contain approximately 60,000 sq. ft. dedicated to "supermarket" type uses. Therefore, the non-supermarket, general retail component of the new Walmart store will be approximately the same size as the existing Walmart store. Supermarket type uses will largely include grocery items. Grocery items are primarily non-taxable items and therefore would not generate sales tax revenues. According to Page 4.5-13 of the Draft EIR, the new Walmart store is expected to generate \$90 million in general merchandise sales annually – which is lower than the existing Ceres Walmart store. As the EIR states, "Though the existing Walmart is performing at higher levels on a per-square-foot basis [than the proposed new Walmart], the new larger store, because of its greater distance from Modesto, will likely lose some of the existing store's customer base to the existing and proposed Walmarts in Modesto. **This leakage will limit the potential of the proposed store to perform at the per-square-foot levels currently achieved by the existing Walmart in Ceres.**" Therefore, the Commission finds that the Project's anchor store will actually increase sales leakage to Modesto, will include roughly the same general merchandise sales area that is expected to generate less sales/sq. ft. than the existing Walmart store, and will include approximately 60,000 sq. ft. dedicated to largely non-taxable merchandise. In addition, development of the remaining approximately 110,000 sq. ft. of planned retail pads at the Project site is highly speculative and may not come to fruition for years, if at all. The Planning Commission further finds that the closure of the existing Ceres Walmart store and other competing anchor stores will further reduce sales tax revenues from other existing retailers which rely on those existing anchor stores to generate customer traffic. The Planning Commission finds that substantial evidence does not support concluding the Project will increase or otherwise positively affect Ceres' sales tax revenues.

2. *Increased and Diversified Employment Base.* As with sales tax revenues, the Planning Commission finds increased employment from proposed the 110,000 sq. ft. outlot development – for which no tenants are identified and no construction dates are proposed – too speculative to consider as a benefit. Focusing on the Walmart anchor store, the applicant suggests that the Project will create additional employment opportunities by adding 85 new full and part time jobs to Ceres. The Planning Commission finds this gross estimate does not override the project’s impacts. Aside from being nothing more than a number suggested by the applicant, the applicant’s proposed overriding consideration also fails to account for the 100+ jobs that will be lost as a result of competing anchor stores closing (as assumed in the EIR) or downsizing the workforce. As noted at page 29 of a report prepared by the San Diego County Taxpayers’ Association entitled, “The Potential Economic and Fiscal Impacts of Supercenters in San Diego: A Critical Analysis”, 1.5 full time jobs will be lost for every part time job created by a new supercenter. Assuming all 85 new jobs assumed by Walmart were part time, Ceres could expect to lose 127 existing jobs from this Project’s anchor store for a net loss of 42 jobs. Based on the foregoing information, the Planning Commission finds that substantial evidence supports the conclusion that the Supercenter will result in the net loss of employment opportunities in Ceres.

3. *Buffers and Transitions between Neighboring Developments.* The Planning Commission finds this benefit is not supported by substantial evidence as the Project will have significant impacts to residents along Don Pedro Avenue under its proposed configuration. The Planning Commission further finds that this proposed benefit is actually a design element intended to mitigate impacts from the Project that do not currently exist. Stated slightly differently, there is no need for this buffer if the Project does not develop and therefore this proposed overriding consideration provides no net benefit to the community.

4. *Attractive Gateway Development.* The Planning Commission finds that the Project’s scale and design are too large and too common to reflect an attractive gateway to the City of Ceres. The project’s architectural elements are identical to those for similar Walmart stores proposed or built in other Central Valley communities such as Kerman, Atwater, Elk Grove, and Folsom. As the Gateway to Ceres, the Mitchell Ranch project should be unique and not simply a “cookie cutter” chain. Walmart has incorporated more upscale and unique designs into Stores in other communities such as Craftsman style architecture in the Napa County town of American Canyon and mission style architecture in California stores outside of the Central Valley.

5. *Energy Conservation Features.* The Planning Commission finds that the Project’s energy conservation features are not an overriding benefit as, even with the incorporation of all proposed energy saving features the Project will still consume significantly more energy than the Project site currently consumes in its vacant state. Nor has the Project incorporated active solar panels as Walmart has done with its stores in other communities.

6. *Attractive Landscaping.* The Planning Commission finds that Walmart has been negligent in maintaining the landscaping at its current Ceres store – which was built to the same standards proposed for this Project. This negligence results in unattractive and dying landscaping that is an eyesore to the current Walmart store. Accordingly, the Planning

Commission cannot find that Walmart's installation of landscaping at the Project will provide any benefit to the community.

7. *Quality Goods and Services in a Regional Center.* The Planning Commission finds that Walmart already operates a 130,000+ sq. ft. store in Ceres that sells general merchandise. This Project will result in approximately 60,000 sq. ft. of additional grocery sales area. No evidence in the record indicates the Project will provide any additional goods and services not already available in Ceres. Moreover, the EIR concludes that the new Project will increase sales leakage to Modesto and will not perform as well on a per. sq. ft. basis. Accordingly the Planning Commission finds that this project will not provide additional goods or services to the community or the region.

8. *Increased Retail Activity.* The Planning Commission finds the Project will likely decrease retail activity in Ceres based on anticipated reduced sales per sq. ft. and increased sales leakage to Modesto. The Planning Commission cannot find that the increased retail activity at the Project site is a benefit to the community at all, let alone a benefit that outweighs the Project's unavoidable environmental impacts.

9. *Good Member of the Community.* The Planning Commission received substantial testimony from Walmart and local organizations regarding Walmart's charitable donations. The Planning Commission also received testimony from local organizations regarding charitable contributions from other businesses in the community such as Food-4-Less, Save Mart, and Richland Markets. No evidence suggests Walmart's charitable contributions will increase if the Project moves forward or will cease if Walmart stays at its current location. Yet substantial evidence reveals that the Project is likely to close one or more existing stores that also support the Ceres community with charitable contributions. Accordingly, the Planning Commission finds that the Project is likely to decrease the amount of charitable contributions to the community.

10. *Contribution to Needed Infrastructure.* The Planning Commission finds that all mitigation measures and Project conditions, including mitigation fees, improved circulation, sidewalks, gutters and curbs, etc. have a nexus to the Project's environmental impacts and that the level of mitigation is proportional to the intensity of the impact. Because of this, the Planning Commission further finds that Project can and will only be required to contribute to infrastructure necessary for the Project and without the Project, this infrastructure is unnecessary. Therefore the Planning Commission finds that the Project's contribution to infrastructure would not provide a public benefit that would outweigh the significant and unavoidable environmental impacts of this Project.

SECTION 3: DECISION TO NOT CERTIFY FINAL EIR

Having independently considered the Final EIR prepared by PMC, the Planning Commission hereby refuses to certify that the Final EIR for the Project reflects the Planning Commission's independent judgment or has been prepared and completed in compliance with the requirements of CEQA. The Final EIR does not adequately disclose all of the Project's significant and potentially-significant environmental impacts and does not provide an adequate discussion of mitigation measures to reduce the project's significant and potentially significant

impacts.

SECTION 4: DECISION TO DENY THE PROJECT

Because the Planning Commission finds the Final EIR is inadequate for certification and the Project's potential benefits do not outweigh its significant and unavoidable impacts, the Planning Commission hereby DENIES the Mitchell Ranch Center Project application including Conditional Use Permit (07-32 CUP) and Vesting Tentative Subdivision Map (07-32 VTSM).

I HEREBY CERTIFY that the foregoing Resolution was duly and regularly adopted by the Planning Commission of the City of Ceres at a regular meeting of said Planning Commission held on the 22" day of February 2011, by the following vote:

VOTE upon the foregoing resolution was as follows:

AYES:

NOES:

ABSENT:

ABSTAINING:

ATTEST:

**TOM WESTBROOK,
SECRETARY OF THE CERES
PLANNING COMMISSION**

The Potential Economic and Fiscal Impact of
SUPERCENTERS In San Diego
A CRITICAL ANALYSIS



**San Diego County
Taxpayers Association**

The Potential Economic and Fiscal Impact of
SUPERCENTERS In San Diego
A CRITICAL ANALYSIS

Rea & Parker Research
P.O. Box 421079
San Diego, CA 92142
(858) 279-5070
www.rea-parker.com

This Executive Summary highlights the key findings from the research. Persons desiring a more complete description of the research are referred to the final report, available online at www.taxwatchdog.org. The opinions expressed in this report are those of Professors Rea and Parker.

San Diego County Taxpayers Association

September 15, 2000

The San Diego County Taxpayers Association (SDCTA) is a non-profit, non-partisan organization, dedicated to promoting cost-effective and efficient government and opposing unnecessary new taxes and fees.

Founded in 1945, SDCTA has spent the past five decades saving the region's taxpayers millions of dollars, as well as generating information to help educate the public.

In a continuing effort to help educate the public, the SDCTA commissioned a critical analysis of the report entitled "The Impact of Big Box Grocers on Southern California: Jobs, Wages and Municipal Finances," by Marlon Boarnet, Ph.D. and Randall Crane, Ph.D.

Supercenter retail or "big box" development typically combines discount retail and grocery in one structure of approximately 250,000 square feet. Based on trends in the retail industry, the SDCTA undertook the study to provide data on potential impacts of such development occurring in the San Diego area. Specifically, the SDCTA engaged Rea & Parker Research to look at the impacts to San Diego County from potential supercenter retail development.

In analyzing the Boarnet/Crane study, Rea & Parker Research identified the following key findings:

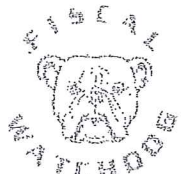
- The report by Professors Boarnet and Crane is a very thorough analysis of the Southern California situation, with defensible conclusions
- Wage and benefit impacts in San Diego County would be even greater than those in Los Angeles and Orange Counties, causing a decline in wages and benefits between \$105 million and \$221 million annually
- Increased public health costs in San Diego may exceed \$9 million per year due to reduced health benefits
- Fiscal benefits from supercenter development frequently are less than expected and not likely to cover the cost of necessary public services
- Increased instability in the discount retail sector, causing negative fiscal impacts and an increased potential for urban decay and blight.

Following is the Executive Summary of the report by Rea & Parker Research. The entire report can be viewed at www.taxwatchdog.org.

Sincerely,



Scott Barnett
Executive Director



San Diego County
Taxpayers Association

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www.taxwatchdog.org

Rea & Parker Research was contracted by the San Diego County Taxpayers Association to evaluate the accuracy and applicability to San Diego of a report by Marlon Boarnet, Ph.D. and Randall Crane, Ph.D. entitled "The Impact of Big Box Grocers on Southern California: Jobs, Wages and Municipal Finances." Rea & Parker Research found the Boarnet/Crane report to be a very thorough analysis with a good methodological component and defensible conclusions, particularly with regard to wage impacts.

Richard A. Parker, Ph.D. and Louis M. Rea, Ph.D. of Rea & Parker Research applied the model from the Boarnet/Crane report to San Diego County in anticipation that supercenter retail will seek to begin operations in San Diego. Supercenters combine discount retail with grocery items in one structure consisting of up to 250,000 square feet of retail space.

Rea & Parker Research adapted the Boarnet/Crane methodology, where applicable, and added to their methodology those adjustments which address issues not fully analyzed by the Boarnet/Crane report, such as healthcare costs and pension impacts.

The key findings from this analysis by Rea & Parker Research, in the event of supercenters entering the San Diego market, are as follows:

- Wages and benefits can be expected to decline in San Diego County by \$105 million to \$221 million annually.
- Application of the regional multiplier could expand this negative impact on wages to \$440 million per year.
- The wage gap between grocery workers and supercenter employees is expected to be approximately \$.60 per hour more in San Diego County than in the Los Angeles and Orange County study area utilized by Boarnet and Crane. This causes the wage impact to be proportionately more detrimental in San Diego than Boarnet and Crane indicated for Southern California, as a whole.
- Lost pension and retirement benefits will impact the region negatively by an additional \$80 million - \$170 million per year.
- Health benefits will be reduced to employees resulting in poorer quality care for grocery employees and consequent increased public costs which may exceed \$9 million per year.
- Fiscal benefits, in the form of sales and property taxes, are frequently less than originally expected and are not likely to cover the costs of traffic, police, fire protection, among others. Ultimately, the net cost of these public services for supercenters could exceed \$700,000 per year.
- There are negative impacts on land use to be encountered as a result of the greater level of instability in the discount retail sector and the more space consumptive nature of discount retailers vis-a-vis grocery stores.
- A particular risk from this increased instability are the small, local stores which surround supermarkets in neighborhood shopping centers and depend upon the supermarkets' drawing power. Economic harm to or closure of supermarkets in favor of supercenters will do significant financial damage to these smaller, local stores, causing negative fiscal impacts and an increased potential for urban decay and blight.

DIRECT WAGE AND BENEFIT IMPACT

In San Diego, starting employees at discount retail establishments earn less than the starting salary quoted by Boarnet and Crane for Orange County. Whereas Boarnet and Crane identified starting wages of \$6-\$7 per hour, Rea & Parker Research has found that starting pay in San Diego is \$5.80-\$6--approximately 10% less than the Boarnet/Crane finding. Grocery workers at the large chains, however, are covered by the same contract and, therefore, earn the same in San Diego County as they do in Orange County. Benefit packages available to grocery chain employees and discount retail employees in San Diego parallel Orange County closely.

This finding adds \$0.60 to the \$8.62 wage and benefit gap identified by Boarnet and Crane. Therefore, the wage and benefit gap in San Diego County is estimated to be \$9.22 per hour per worker, indicating that discount retail employees earn wages and benefits equal to approximately one-half of the amount which grocery chain workers earn.

LOCAL MARKET IMPACT

Using market share per store data for Los Angeles, Dallas, and Atlanta, it has been estimated for San Diego that supercenters will initially penetrate the local market in the range of 12% on the lower end, up to 23% as the initial upper bound. Beyond this initial impact, further impacts can be expected in the form of wage and benefit competition for existing major grocery chains as they seek to meet the challenge of this significant new competition.

Impact Upon Overall Wage Levels: San Diego County has 16.3% of Southern California's total major grocery chain employees, or approximately 13,000 such employees. Applying the San Diego wage gap of \$9.22 for the 35.5 average work hours per week produces an initial annual displacement impact upon wages and benefits of \$27,000,000 - \$51,000,000, depending upon the extent of the market penetration (12%-23%).

As the wage gap closes, another \$68,000,000 - \$117,000,000 per year would be lost if 40% - 60% of the \$9.22 wage gap is closed in an effort to meet supercenter competition. Full closure of the wage gap would lead to another \$68,000,000 - \$116,000,000 per year in lost wages and benefits, for an annual total loss to the local economy of \$221,000,000.

The Boarnet/Crane model combined various of these scenarios into a range of potential impacts, starting on the low end with a model which included the lower bound of direct displacement (10% for Boarnet and Crane-12% for Rea & Parker Research) plus a 40% gap closure and having as the high end the largest penetration (20% for Boarnet and Crane-23% for Rea & Parker Research) plus full closure of the gap. The Boarnet/Crane economic cost range of \$500 million - \$1.4 billion per year for all Southern California becomes \$105 million-\$221 million per year for San Diego. That is to say that the total wage impact upon grocery workers in major chains in the event of supercenters entering San Diego will fall somewhere between \$105 million and \$221 million annually.

Multiplier Effect: According to the San Diego Association of Governments, the regional Multiplier in San Diego varies between 1.5 and 2.5 depending upon the industry involved and the propensity for funds to leak out of the local economy. Using the midpoint Multiplier of 2, the full effect of the wage losses in the grocery industry would result in \$210 million - \$440 million of reduced economic activity in the region every year.

Ramifications of a Low Wage Economy: Suggesting that the economy would be in a better condition were grocery workers to earn only one-half of what they currently earn, as is the case for discount retail workers, ignores the huge advantages of an economy

*Good jobs, good pay,
good benefits should be
the goal of an economy,
and supercenters are
not consistent with that
objective.*

having a work force capable of purchasing homes or renting decent housing--both of which problems would be greatly exacerbated by additional low-wage workers pursuing a limited supply of affordable housing--and when its working class can purchase cars, furniture, and appliances. The economy further benefits when its workers are able to send their children to college, pay for their own health care costs, and provide a decent standard of retirement living. Supercenters do not advance any of these societal benefits.

Were low wages and low prices to be the goal, the ultimate models of successful economies would be underdeveloped nations rather than high-wage industrialized ones. An overall degradation of wages harms the economy. Good jobs, good pay, good benefits should be the goal of an economy, and supercenters are not consistent with that objective.

Major grocery chains provide significant retirement benefits to their workers which large discount retailers do not.

Applying the same range of possibilities as utilized in the wage gap closure analysis yields potential retirement pension losses to society of \$40,000,000 - \$85,000,000 per year multiplied by 2 (Multiplier) to equal an additional cost applicable to supercenters of approximately \$80,000,000 - \$170,000,000 per year in lost pension and retirement benefits, which would otherwise be available to stimulate the local economy.

Under the Boarnet/Crane assumption of 47-57 new stores, and allocating 16% to San Diego County at a minimum, based upon current employment data, 7-9 supercenters may be built in San Diego County. Chances are very strong that these supercenters will not find all of their current facilities to be expandable and will open new stores nearby, closing the older ones and bringing about significant urban decay.

A report by Edward B. Shils, Ph.D. from the Wharton School, University of Pennsylvania, found that these new stores replaced traditional "Main Street" retailers, eliminating thousands of jobs formerly in stores employing one to ten persons. These were family type enterprises in which 1.5 full-time jobs were ultimately lost for every one new part-time job in the discount retailer. "Traffic density in the older mall begins to die as shoppers go to the newer and larger mega-retail discount store, whether it be a Target, Kmart, or Wal-Mart. Within a year, every second or third retail store is closed. These stores then take on a ghettoized, boarded-up appearance. Graffiti, iron grills, unsightly signs then appear, and what five to ten years earlier was a handsome mall in harmony with the countryside, now resembles an urban ghetto.

Land use planning currently seeks to encourage "smart growth" and "transit-oriented development." In this planning environment, a policy which turns away from Main Street retailers and toward large suburban sprawl types of retail developments which depend exclusively upon the automobile and which generate this type of decay in existing neighborhoods, is antithetical to the vision and wisdom of the stated policies which seek to encourage the opposite.

Public Service Costs: In the case of the supercenters, 7-9 new or expanded stores would result in 500,000 - 650,000 new square feet of retail development. This footage will require approximately 45-60 acres of land, including parking, loading facilities, and out buildings. As such, there will be an annual public service costs (net of public revenues) equal to between \$85,185 and \$113,580 from these new supercenters. Factoring into the analysis that the sales tax revenue will be less than average (because of the grocery component), that property taxes will be reduced if redevelopment is used, and that the

new business will be generated in large part by simply transferring it from elsewhere in the region, it is arguable that there is a net greater net cost in this case from the supercenters. Reducing sales taxes and secured property taxes by one-half increases the annual public cost to \$161,910 - \$215,880. If the supercenters do not expand, and, instead, build new structures and close older ones, the net fiscal cost for the required 160 - 200 new acres would be \$575,680 - \$719,600 per year.

Public Health Care Costs: Public costs associated with persons without health insurance are very significant. Inasmuch as it has been established that the number of uninsured workers can be expected to increase as supercenters enter a market and compete with major grocery chains, the cost of providing health care to the uninsured becomes a public cost in the form of direct government payments to hospitals and clinics and in the form of uncompensated care in all health facilities--the charges for which are paid by all the other insured persons and businesses through higher insurance premiums and medical fees. Uninsured persons cost the public between \$250 and \$1,300 per uninsured per year.

It has been established by Boarnet and Crane that 77,540 employees at the major Southern California grocery stores and 103,388 of their dependents are covered by their employers' plans. This represents approximately 97% coverage. It has also been established that only 38% of Wal-Mart employees are covered, implying a 59% drop in coverage as jobs transfer from the chains to the supercenters.

With San Diego's 16% employment proportion, it can be estimated that approximately 12,600 San Diego employees and 16,800 of their dependents are currently insured by grocery chain health plans. Between 2,100 and 18,200 workers and dependents could become uninsured for health care as supercenters penetrate the market and as the wage and benefit gap is closed, generating public costs of \$1,050,000 to \$9,100,000 per year for health care to grocery workers and their dependents who would not be covered by an employer health plan.

Continuing Estimate

It is clear that there is a significant cost associated with the degradation of job quality which would inevitably accompany the entry of supercenters into the San Diego market. That cost would approximate \$290,000,000 - \$610,000,000 per year in lost economic activity, consisting of:

- \$210,000,000 - \$440,000,000 in annual lost wages, and
- \$80,000,000 - \$170,000,000 in annual foregone pension benefits.

Further, government budgets would suffer, with service costs in excess of revenues of between approximately \$85,000 and \$720,000 per year and the annual cost of providing health care to workers without health insurance and their dependents of \$1,050,000 - \$9,100,000--the magnitude of each depending upon the supercenter market penetration and the degree of wage and benefit gap closure. In sum, there could be not only the loss of \$290,000,000 - \$610,000,000 per year of economic activity and the fiscal losses attached thereto, but also direct public costs which may approach \$10 million per year in public services and uninsured health care.

It is clear that there is a significant cost associated with the degradation of job quality which would inevitably accompany the entry of supercenters into the San Diego market.

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EXECUTIVE SUMMARY

Rea & Parker Research was contracted by the San Diego County Taxpayers Association to evaluate the accuracy and applicability to San Diego of a report by Marlon Boarnet, Ph.D. and Randall Crane, Ph.D. entitled *"The Impact of Big Box Grocers on Southern California: Jobs, Wages and Municipal Finances."* Rea & Parker Research found the Boarnet/Crane report to be a very thorough analysis with a good methodological component, particularly with regard to wage impact.

Richard A. Parker, Ph.D. and Louis M. Rea, Ph.D. of Rea & Parker Research applied the model from the Boarnet/Crane report to San Diego County in anticipation that supercenter retail will seek to begin operations in San Diego. Supercenters combine discount retail with grocery items in one structure consisting of up to 250,000 square feet of retail space.

Rea & Parker Research adapted the Boarnet/Crane methodology, where applicable, and added to their methodology those adjustments which address issues not fully analyzed by the Boarnet/Crane report, such as healthcare costs and pension impacts.

The key findings from this analysis by Rea & Parker Research, in the event of supercenters entering the San Diego market, are as follows:

- Wages and benefits can be expected to decline in San Diego County by \$105 million to \$221 million annually.
- Application of the regional multiplier could expand this negative impact on wages to \$440 million per year.
- The wage gap between grocery workers and supercenter employees is expected to be approximately \$.60 per hour more in San Diego County than in the Los Angeles and Orange County study area utilized by Boarnet and Crane. This causes the wage impact to be proportionately more detrimental in San Diego than Boarnet and Crane indicated for Southern California, as a whole.
- Lost pension and retirement benefits will impact the region negatively by an additional \$80 million - \$170 million per year.

- Health benefits will be reduced to employees resulting in poorer quality care for grocery employees and consequent increased public costs which may exceed \$9 million per year.
- Fiscal benefits, in the form of sales and property taxes, are frequently less than originally expected and are not likely to cover the costs of traffic, police, fire protection, among others. Ultimately, the net cost of these public services for supercenters could exceed \$700,000 per year.
- There are negative impacts on land use to be encountered as a result of the greater level of instability in the discount retail sector and the more space consumptive nature of discount retailers vis-a-vis grocery stores.
- At particular risk from this increased instability are the small, local stores which surround supermarkets in neighborhood shopping centers and depend upon the supermarkets' drawing power. Economic harm to or closure of supermarkets in favor of supercenters will do significant financial damage to these smaller, local stores, causing negative fiscal impacts and an increased potential for urban decay and blight.

Direct Wage and Benefit Impacts

In San Diego, starting employees at discount retail establishments earn less than the starting salary quoted by Boarnet and Crane for Orange County. Whereas Boarnet and Crane identified starting wages of \$6-\$7 per hour, Rea & Parker Research has found that starting pay in San Diego is \$5.80-\$6--approximately 10% less than the Boarnet/Crane finding. Grocery workers at the large chains, however, are covered by the same contract and, therefore, earn the same in San Diego County as they do in Orange County. Benefit packages available to grocery chain employees and discount retail employees in San Diego parallel Orange County closely.

This finding adds \$0.60 to the \$8.62 wage and benefit gap identified by Boarnet and Crane. Therefore, the wage and benefit gap in San Diego County is estimated to be \$9.22 per hour per worker, indicating that discount retail employees earn wages and benefits equal to approximately one-half of the amount which grocery chain workers earn.

Labor Market Impacts

Using market share per store data for Los Angeles, Dallas, and Atlanta, it has been estimated for San Diego that supercenters will initially penetrate the local market in the range of 12% on the lower end, up to 23% as the initial upper bound. Beyond this initial impact, further impacts can be expected in the form of wage and benefit competition for existing major grocery chains as they seek to meet the challenge of this significant new competition.

Impact Upon Overall Wage Levels: San Diego County has 16.3% of Southern California's total major grocery chain employees, or approximately 13,000 such employees. Applying the San Diego wage gap of \$9.22 for the 35.5 average work hours per week produces an initial annual displacement impact upon wages and benefits of \$27,000,000 - \$51,000,000, depending upon the extent of the market penetration (12%-23%).

As the wage gap closes, another \$68,000,000 - \$117,000,000 per year would be lost if 40% - 60% of the \$9.22 wage gap is closed in an effort to meet supercenter competition. Full closure of the wage gap would lead to another \$68,000,000 - \$116,000,000 per year in lost wages and benefits, for an annual total loss to the local economy of \$221,000,000.

The Boarnet/Crane model combined various of these scenarios into a range of potential impacts, starting on the low end with a model which included the lower bound of direct displacement (10% for Boarnet and Crane-12% for Rea & Parker Research) plus a 40% gap closure and having as the high end the largest penetration (20% for Boarnet and Crane-23% for Rea & Parker Research) plus full closure of the gap. The Boarnet/Crane economic cost range of \$500 million - \$1.4 billion per year for all Southern California becomes \$105 million-\$221 million per year for San Diego. That is to say that the total wage impact upon grocery workers in major chains in the event of supercenters entering San Diego will fall somewhere between \$105 million and \$221 million annually.

Multiplier Effect: According to the San Diego Association of Governments, the regional Multiplier in San Diego varies between 1.5 and 2.5 depending upon the industry involved and the propensity for funds to leak out of the local economy. Using the midpoint Multiplier of 2, the full effect of the wage losses in the grocery industry would result in \$210 million - \$440 million of reduced economic activity in the region every year.

Ramifications of a Low Wage Economy: Suggesting that the economy would be in a better condition were grocery workers to earn only one-half of what they currently earn, as is the case for discount retail workers, ignores the huge advantages of an economy having a work force capable of purchasing homes or renting decent housing--both of which problems would be greatly exacerbated by additional low-wage workers pursuing a limited supply of affordable housing--and when its working class can purchase cars, furniture, and appliances. The economy further benefits when its workers are able to send their children to college, pay for their own health care costs, and provide a decent standard of retirement living. Supercenters do not advance any of these societal benefits.

Were low wages and low prices to be the goal, the ultimate models of successful economies would be underdeveloped nations rather than high-wage industrialized ones. An overall degradation of wages harms the economy. Good jobs, good pay, good benefits should be the goal of an economy, and supercenters are not consistent with that objective.

Foregone Pension Benefits

Major grocery chains provide significant retirement benefits to their workers which large discount retailers do not.

Applying the same range of possibilities as utilized in the wage gap closure analysis yields potential retirement pension losses to society of \$40,000,000 - \$85,000,000 per year multiplied by

2 (Multiplier) to equal an additional cost applicable to supercenters of approximately \$80,000,000 - \$170,000,000 per year in lost pension and retirement benefits, which would otherwise be available to stimulate the local economy.

Land Market Impacts

Under the Boarnet/Crane assumption of 47-57 new stores, and allocating 16% to San Diego County at a minimum, based upon current employment data, 7-9 supercenters may be built in San Diego County. Chances are very strong that these supercenters will not find all of their current facilities to be expandable and will open new stores nearby, closing the older ones and bringing about significant urban decay.

A report by Edward B. Shils, Ph.D. from the Wharton School, University of Pennsylvania, found that these new stores replaced traditional "Main Street" retailers, eliminating thousands of jobs formerly in stores employing one to ten persons. These were family type enterprises in which 1½ full-time jobs were ultimately lost for every one new part-time job in the discount retailer. "Traffic density in the older mall begins to die as shoppers go to the newer and larger mega-retail discount store, whether it be a Target, Kmart, or Wal-Mart. Within a year, every second or third retail store is closed. These stores then take on a ghettoized, boarded-up appearance. Graffiti, iron grills, unsightly signs then appear, and what five to ten years earlier was a handsome mall in harmony with the countryside, now resembles an urban ghetto.

Land use planning currently seeks to encourage "smart growth" and "transit-oriented development." In this planning environment, a policy which turns away from Main Street retailers and toward large suburban sprawl types of retail developments which depend exclusively upon the automobile and which generate this type of decay in existing neighborhoods, is antithetical to the vision and wisdom of the stated policies which seek to encourage the opposite.

Fiscal Impact

Public Service Costs. In the case of the supercenters, 7-9 new or expanded stores would result in 500,000 - 650,000 new square feet of retail development. This footage will require approximately 45-60 acres of land, including parking, loading facilities, and out buildings. As such, there will be an annual public service costs (net of public revenues) equal to between \$85,185 and \$113,580 from these new supercenters. Factoring into the analysis that the sales tax revenue will be less than average (because of the grocery component), that property taxes will be reduced if redevelopment is used, and that the new business will be generated in large part by simply transferring it from elsewhere in the region, it is arguable that there is an even greater net cost in this case from the supercenters. Reducing sales taxes and secured property taxes by one-half increases the annual public cost to \$161,910 - \$215,880. If the supercenters do not expand, and, instead, build new structures and close older ones, the net fiscal cost for the required 160 - 200 new acres would be \$575,680 - \$719,600 per year.

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Wal-Mart employees are covered, implying a 59% drop in coverage as jobs transfer from the chains to the supercenters.

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Concluding Comments

It is clear that there is a significant cost associated with the degradation of job quality which would inevitably accompany the entry of supercenters into the San Diego market. That cost would approximate \$290,000,000 - \$610,000,000 per year in lost economic activity, consisting of:

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Further, government budgets would suffer, with service costs in excess of revenues of between approximately \$85,000 and \$720,000 per year and the annual cost of providing health care to workers without health insurance and their dependents of \$1,050,000 - \$9,100,000--the magnitude of each depending upon the supercenter market penetration and the degree of wage and benefit gap closure. In sum, there could be not only the loss of \$290,000,000 - \$610,000,000 per year of economic activity and the fiscal losses attached thereto, but also direct public costs which may approach \$10 million per year in public services and uninsured health care.



Public Affairs & Government Relations

Amelia Neufeld, Senior Manager

P.O. Box 162906
Sacramento, CA 95816



Robert Kachel, Vice Chairperson
Ceres Planning Commission
2720 Second Street
Ceres, CA 95307

Dear Vice Chairperson Kachel,

As you know, a new Ceres Walmart store is proposed for the northwest corner of Mitchell and Service Roads.

The new store will include everyday household items with the added convenience of a full-service grocery department that includes fresh and organic fruits and vegetables, a bakery, deli, as well as an outdoor garden center and pharmacy. Walmart is a leader in the industry when it comes to sustainable construction practices. Our new stores feature fine contemporary architecture and some of the most innovative environmental practices as standard features.

I have assembled a number of project and company fact sheets that may be of interest to you, including proposed architectural renderings. By reviewing the enclosures, you'll learn:

- The Walmart shopping center will create up to approximately 205 new jobs.
- Walmart offers both full and part-time associates such benefits as affordable health and dental coverage, 401(k) plans, store performance-based bonuses, and other incentives.
- In California, Walmart's full-time average hourly wage as of February 2011 is \$13.10 per hour.
- A study (enclosed) concluded that Walmart stores in California help stimulate local economies with increased sales tax revenue for local government and new businesses openings.

Should you have any questions regarding this project, don't hesitate to contact me at 916.444.3048.

Sincerely,

Amelia Neufeld

Your New Ceres Walmart Store

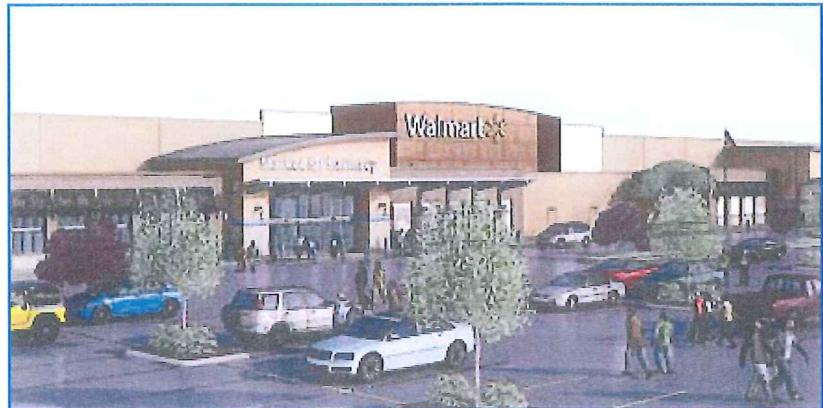
Walmart Goods and Services

To better serve a community Walmart has proudly served for more than 15 years, Walmart has plans to build a new store and shopping center at the northwest corner of Mitchell and Service roads, near Highway 99. The new Walmart store will include the same everyday household items available at your existing Ceres Walmart store, along with the added convenience of a full-service grocery department that includes fresh and locally-grown fruits and vegetables, a bakery and deli as well as an outdoor garden center and pharmacy.



Design and Location

The store's fine contemporary architecture, design elements and inviting streetscapes will be pedestrian and neighborhood-friendly. The store will be designed to blend into its existing surroundings and complement neighboring properties, as well as the anticipated additional retail and restaurants planned for the new shopping center. The new Walmart store would be approximately 191,430 square feet and in addition, will include a 5,762 square foot outdoor garden center.



Design subject to approval of the City of Ceres

Sustainability Features

Walmart is a leader in the industry when it comes to sustainable construction practices, including some of the most innovative environmental practices as standard features.



- Sustainable building and management practices.
- Energy efficient lighting, skylights and daylight dimming sensors.
- Water-conserving technology and practices.
- Heat from refrigeration equipment reclaimed to supply hot water.
- Energy efficient climate control systems.

Continued

Your New Ceres Walmart Store

Career Opportunities for Local Residents

The new store relocation would create approximately 85 quality jobs in Ceres in addition to the more than 300 existing Ceres Walmart store associates.

Additional stores and restaurants planned for the shopping center are expected to hire approximately 120 employees. At full build out and occupancy, the entire shopping center is expected to employ approximately 505 employees.



Walmart is committed to a diverse and multi-cultural workforce, and our associates reflect the diversity of the communities we serve. Walmart is also committed to promoting from within, demonstrated by the fact that more than 73% of Walmart's store management team started in hourly positions.

Walmart associates receive competitive wages and benefits. In California, Walmart's full-time average hourly wage as of January 2011 is \$13.05 per hour. Walmart is proud to offer both full and part-time associates affordable health and dental coverage, 401(k) plan, performance-based bonuses and other incentives.

Funds for City Services

Walmart stores are often a leading source of sales tax revenue for local government, funding important public services that are essential to protecting a community's way of life – such as public safety, schools, roads, and other neighborhood services. When today's economy is forcing local government to consider between cutting critical public services or raising taxes, increasing local sales tax revenue has taken on added importance.

Community Benefits

Walmart is proud to support local charitable causes that are important to the communities we serve. Since 2009, Walmart has contributed over \$63,500 to local charities and causes in the City of Ceres that benefit youth programs and schools, health care, public safety, as well as many other organizations that protect your community's way of life.

Thanks to a national partnership with Feeding America, Walmart donates surplus food, often in less than 24 hours, to local food banks and food closets serving families in need. Last year alone, Walmart donated more than 127 million pounds of food.

How Can I Help Bring a New Walmart and More Jobs to Ceres?

Walmart supporters can join the Ceres Community Action Network at www.CeresWalmartCAN.com. Here you can learn about project details, jobs and what actions you can take to bring a new Walmart to Ceres. Only with the support of the City can Walmart bring you the added convenience and benefits of this new store. Take action today by writing or emailing your comments to:



City of Ceres
Planning Department, c/o Tom Westbrook
2220 Magnolia Street, Ceres, CA 95307
Or email: tom.westbrook@ci.ceres.ca.us

www.CeresWalmartCAN.com



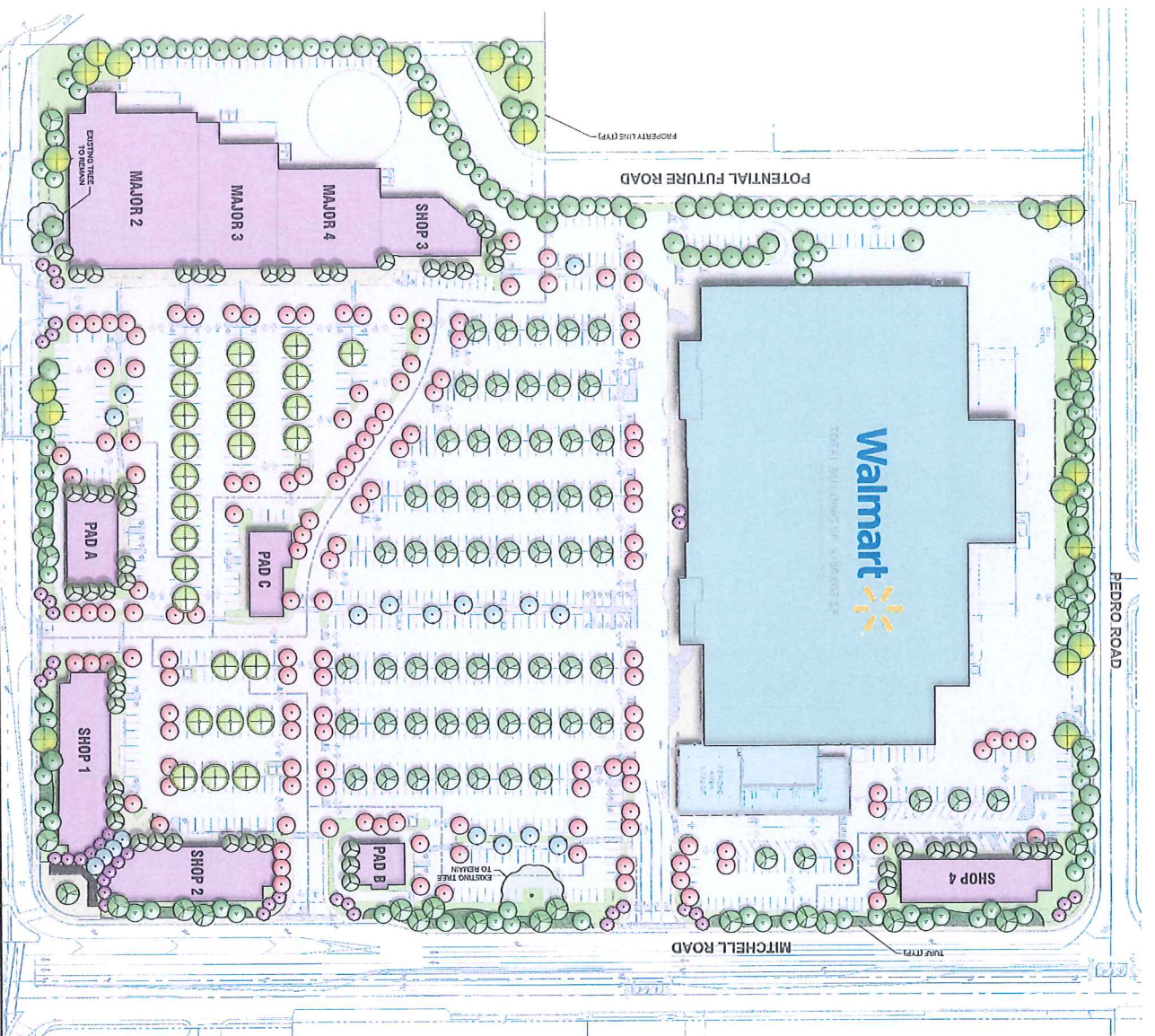
Walmart

B | R | R
architecture

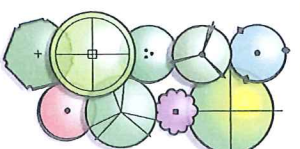
May 18, 2010

Ceres, CA #1983

View of Market & Pharmacy Entrance with Parking lot Landscaping



LANDSCAPE MATERIAL SCHEDULE



TREE SPECIES	SIZE	QTY.
Redwood	15 GAL.	19
Redwood	24" BOX	19
Golden Pines Tree	15 GAL.	52
Golden Pines Tree	15 GAL.	41
Golden Pines Tree	15 GAL.	50
Golden Pines Tree	24" BOX	33
Golden Pines Tree	24" BOX	143
Golden Pines Tree	15 GAL.	40

[illegible]

GLASS/COVER	SIZE	QTY.
<i>America reading</i>	1 CAL.	-
<i>SEMPER</i>	1 CAL.	-
<i>Fragrant gladiolus</i>	1 CAL.	-
<i>ORANGE/RED STRANDBERRY</i>	1 CAL.	-
<i>Hyacinth</i>	1 CAL.	-
<i>WAXEN/ENGLISH IVY</i>	1 CAL.	-
<i>Hypericum elyptium</i>	1 CAL.	-
<i>ST. JOHN'S WORT</i>	1 CAL.	-
<i>LAUREL</i>	1 CAL.	-
<i>Japanese honeysuckle</i>	1 CAL.	-
<i>Rosemaria pinnatis</i>	1 CAL.	-
<i>PROSTRATE ROSEMARY</i>	1 CAL.	-

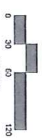
MAGNETIC/NOUS ITEM	SIZE	QTY
CONCRETE HEADER	6"	1,227 L
DARK MULCH		
DROUGHT TOLERANT FESCUE BLEND		10,074 L

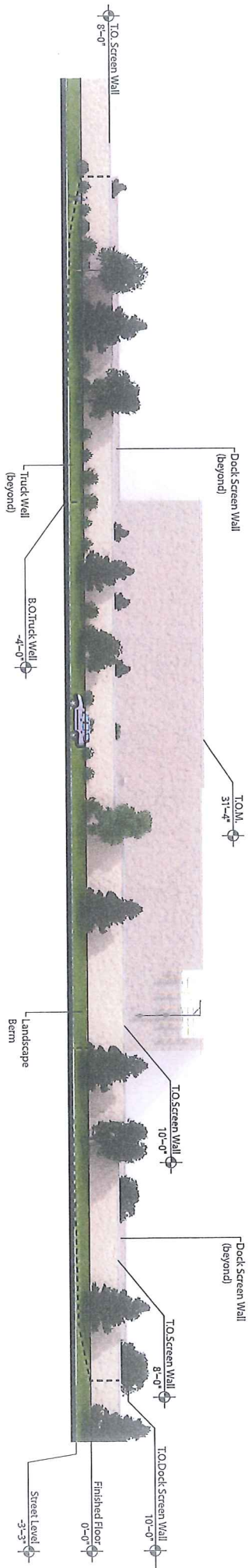
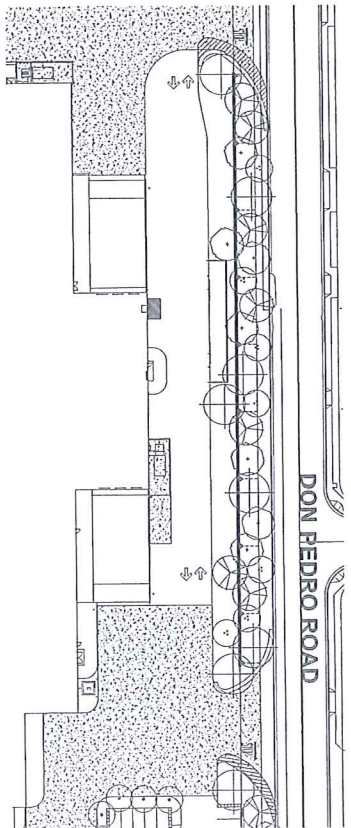
LANDSCAPE REQUIREMENTS

1. ONE (1) TREE PER EIGHT (8) PARKING SPACES, (SP)
2. A MIN. 15 FT FRONTAGE & PAR. 10 FT INTERIOR PROPERTY LINE LANDSCAPE SETBACK IS REQUIRED.
3. A TREE SURVEY IS NOT REQUIRED.

LANDSCAPE CALCULATIONS

TOTAL SITE AREA: 20.3 ACRES (1,45,820 S.F.)
BUILDING AREA: 299,830 S.F. (20% OF SITE)
PARKING LOT & HANDSCAPE AREA: 800,734 S.F. (60% OF SITE)
TOTAL LANDSCAPE AREA: 155,000 S.F. (14% OF SITE)
GENERAL LANDSCAPE AREA: 130,100 S.F.
Turf Area: 18,874 S.F. (11% OF TOTAL LANDSCAPE AREA)
TOTAL PARKING SPACES (STANDARD & COMPACT): 1,402
PARKING LOT TREES REQUIRED (1' ADDBY): 115
PARKING LOT TREES PROVIDED: 255





B | R | R
architecture

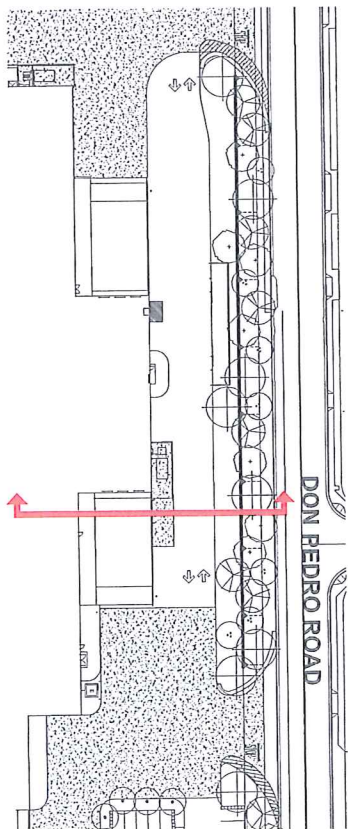
December 16, 2010

Ceres, CA #1983 - New Store

Exhibit 1 - NORTH ELEVATION AT LOADING DOCK

1

DESIGN REPRESENTATION ONLY - NOT FOR CONSTRUCTION The building images shown are a representation of the current design intent only. The building images may not reflect variations in color, tone, hue, line, shading, ambient light intensity, materials, texture, content, font style, construction variations required by building codes or inspectors, material availability or final design details.



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architecture

December 16, 2010

Ceres, CA #1983 - New Store

Exhibit 2 - SECTION AT LOADING DOCK

2

DESIGN REPRESENTATION ONLY - NOT FOR CONSTRUCTION. The building images shown are a representation of the current design intent only. The building images may not reflect variations in color, tone, hue, tint, shading, ambient light intensity, materials, texture, contrast, font style, construction variations required by building codes or inspectors, material availability or final design detailing.

The Modesto Bee

modbee.com

[Print This Article](#)

Posted on Mon, Dec. 07, 2009

Modesto's 2nd Wal-Mart enjoys good first year

By Nanette Austin
naustin@modbee.com

last updated: December 07, 2009 05:38:55 AM

A year after Modesto's Wal-Mart Supercenter opened its doors, the parking lot is busier than ever and the giant store has had to hire more help.

"We're really pleased at the response," said Paul Shumate, store manager. Wal-Mart hired 370 employees as it opened and has hired 75 more over the past year, he said.

The Wal-Mart Supercenter has donated more than \$40,000 to the community in the past year, Wal-Mart spokeswoman Amelia Neufeld said. "This was mostly a dead area. We took over two stores that had been empty before. Now there are five new stores (in the center)," Neufeld said.

Although the 100,000-square-foot store ranks as tiny in the Wal-Mart Supercenter world, Shumate said the feedback he's had is that customers like its smaller size. "We listen to our customers," he said.

Customers were plentiful Sunday.

"It's the convenience. It's close to home," said Jackie Thompson of Modesto. "You can buy socks, milk and a screwdriver and be on your way," she said, chuckling, as she loaded bags into her car.

Heather Erhard said an ad for a toy brought her to Wal-Mart. "I like to shop more local stores," but the price was too good to pass up, the Riverbank resident said.

"Oh, my gosh. You go in and you think, 'I'm just going to get this or that.' ... You wind up getting so many things," said Tonya Francis of Modesto. She and son Sebastian Mauzy, 9, were grocery shopping.

One shopper who was packing two overflowing carts full of bags into her small trunk refused to give her name, saying only that she works for a rival grocery store. "We have five children," she said before jumping into her car.

Sophan "Tim" Men, chief haircutter at Clipper World two doors down from Wal-Mart, was in the center before the big store opened and said his business has not appreciably picked up in the past year.

"You see a lot of cars, but they're not my customers," he chuckled. "But I like this location, it's good overall," Men said.

"Business is good" at the newly opened DK Noodles, waitress Leha Nguyen said. She said lots of her patrons are Wal-Mart customers who saw the Vietnamese restaurant and decided to try it out.

Also pleased is Perko's Cafe manager Tim Burns. "It's been a plus," he said. "It's tough to tell how much with the economy, but it's helped. Employees come over for lunch and we do get people as they're coming or going from Wal-Mart."

At hamburger chain Fuddruggers, Whitney Martin said high traffic was what the company was looking for when it opened, and the center delivers. "We get a lot of customers from people having to pass by us on their way to Wal-Mart," she said.



DARRYL BUSH/dbush@modbee.com Billie Dougherty of Escalon, left, loads groceries with son Heath Dougherty and friend, Christine Davis visiting from Sacramento, at The Super Walmart Shopping Center in Modesto on McHenry Ave., on Sunday, December 6, 2009. - Modesto Bee - DARRYL BUSH

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Editorial**Surprising results****What happens when a Wal-Mart Supercenter opens**

UNION-TRIBUNE

December 7, 2008

Extensive research has been completed on what occurs when a Wal-Mart supercenter opens in a community. The results of a four-year survey of 21 Supercenters in California may surprise.

Taxable retail sales in a community climb immediately and soar with each passing year.

And those mom-and-pop retailers supposedly forced out of business? Business permits and sales tax data show that complementary businesses such as gasoline stations, restaurants and service providers prospered. But so did businesses in the categories in which Wal-Mart excels. Small retailers may have had to adjust, say switching to an emphasis on specialty or service-added goods, but adjust they did. In all but three supercenter areas, retail business permits climbed each year.

Navigant Consulting was commissioned by Wal-Mart to study prior, opening and subsequent years. Of 32 current Supercenters in California, 21 were open for the four-year period. Navigant director Lon Hatamiya, a former California secretary of technology, trade and commerce, led the independent study. Hatamiya said Wal-Mart had no role in the methodology, data collection or analysis. The full study is available at walmartstores.com/FactsNews/NewsRoom/8836.aspx.

Hatamiya's findings square with what our free-enterprise system is built upon. Competition is good. It's good for consumers who have more choices and lower prices, good for cities that have more tax receipts available to provide public services, and good for existing businesses, which can benefit from an influx of shoppers.

San Diego County's first Supercenter, an enlarged and renovated existing store in Oceanside, should be ready by next summer. Conversions of existing stores in Lakeside and Chula Vista should be done by fall. An approved Supercenter in Vista is stalled by litigation. Environmental studies are under way in Poway on expanding an existing store into a full-line Supercenter.

Not on the list – yet – is National City, home to a Wal-Mart for five years. Mayor Ron Morrison said the city has had preliminary discussions about possible expansion into a Supercenter.

Morrison is hopeful – and he should be. When that Wal-Mart opened five years ago during a boom period, 13,000 job applications were received. Imagine how welcome a “we’re hiring” notice would be today.

Find this article at:

<http://www.signonsandiego.com/news/op-ed/editorial/1/20081207-9999-lz1ed7top.html>



1-800-331-0085 www.walmartfacts.com

December 3, 2008

Contact: Tiffany Moffatt
209.369.1377 (office)
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New Research Reveals Strong Local Economic Benefit of Walmart Supercenters

*Regions throughout California Experienced Growth in Additional
Businesses and Local Sales after Walmart Opening*

LOS ANGELES – The local business climate in communities throughout California benefits significantly from the presence of Walmart Supercenters, according to a new study released today by the international consulting firm Navigant Consulting, Inc. (NYSE: NCI).

“The presence of Walmart Supercenters in any California community enhances as it relates to local revenues and business development,” said Lon Hatamiya, a Director at Navigant Consulting and former Secretary of California’s Technology, Trade and Commerce Agency. “According to the study, Walmart’s benefits are not limited to metropolitan or suburban communities, but also help economically challenged rural areas such as the Central Valley and Imperial Valley.”

The report found:

- In every city where Walmart has opened a supercenter in California, the city-wide *taxable retail sales* (including apparel stores, general merchandise stores, grocery stores, home furnishing and appliance stores, and other retail stores) have increased in the year following the opening of the supercenter as compared to the *taxable retail sales* of the year prior to the opening. Moreover, the city-wide *taxable retail sales* have continued to increase in each subsequent year in all communities that have had a Walmart Supercenter for multiple years.
- Increases of city-wide *taxable retail sales* one year after the opening of the Walmart Supercenter averaged over \$79 million compared to the year prior to the opening for all communities (21 supercenters). *Taxable retail sales* increases averaged 15 percent for all cities.
- Increases of city-wide *taxable retail sales* two years after the opening of the Walmart Supercenter averaged nearly \$123.9 million compared to the year prior to the opening for all locations opened more than one year (10 supercenters). *Taxable retail sales* increases after two years averaged over 25.9 percent for the ten cities.

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- Increases of city-wide *taxable retail sales* three years after the opening of the Walmart Supercenter averaged over \$206.2 million compared to the year prior to the opening for all locations opened for more than two years (three supercenters). *Taxable retail sales* increases after three years averaged over 39.6 percent for three cities.
- Taxable sales for *other retail outlets* (including restaurants and bars, building materials and farm implements, auto dealers and supply, and service stations) also increased in each community following the opening of Walmart Supercenters. These increases averaged over \$72 million compared to the year prior to the opening for all locations with available date (15 supercenters). This was an average increase of 10.5 percent for each city.
- Increases of *taxable retail sales* for *other retail outlets* two years after the opening of the Walmart Supercenter averaged over \$124.1 million compared to the year prior to the opening for all locations (with available date) opened more than one year (seven supercenters). This was an average increase of 16.8 percent for each city. Increases of taxable retail sales for *other retail outlets* three years after opening averaged over \$204 million (three locations), with an average increase of 30.4 percent per city.
- When combined, city-wide *taxable retail sales* and *other retail outlets* (“total taxable retail sales”) one year after the opening of the Walmart Supercenter increased by an average of \$157 million when compared to the year prior to the opening (15 supercenter locations). The *total taxable retail sales* increased even more dramatically after two years to an average of \$271.6 million per city (seven supercenter locations). After three years, *total taxable retail sales* increased even further to an average of \$410.3 million per city (three locations).
- In 18 of the 21 communities, the number of *retail business permits* increased in the year following the opening of the Walmart Supercenter when compared with the year prior to the opening. The average increase in the number of *retail business permits* was 32.7 per community. Slight declines occurred in Gilroy (from 516 to 508), Palm Desert (from 1446 to 1388) and Palm Springs (from 881 to 803). However, these were offset in those communities by sizeable gains in *retail business permits* two years following the opening of the Walmart Supercenter – Gilroy (up to 517) and Palm Springs (up to 840).
- In nine out of 10 communities, the number of *retail business permits* increased two years following the opening of the Walmart Supercenter when compared with the year prior to the opening. The average increase was 65.8 *retail business permits* per city. This is double the increase after only one year and reflects a total increase of 658 new *retail business permits* across 10 cities and an average increase of 8.2 percent per city. Additionally, the number of *retail business permits* increased three years following the opening in all three communities, nearly doubling again to an average of 130.3 *retail business permits* per city or a 15.7 percent increase.

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- Regardless of the population, all California communities which opened a Walmart Supercenter also enjoyed sizeable gains in city-wide *taxable retail sales*. Cities with populations over 50,000 had an average increase of \$91 million; cities with populations under 50,000 had an average increase of more than \$64.2 million; and cities with populations under 25,000 had an average increase of more than \$34.4 million.
- Central Valley and Imperial Valley communities, where economic growth is historically the slowest in the state, experiences strong city-wide *taxable retail sales* gains after the opening of Walmart Supercenters. From the north to the south through the Central Valley, Anderson has seen an increase of \$51.2 million or 37 percent; Marysville—\$8.9 million or 6.6 percent; Yuba City—\$35.2 million or 7.9 percent; Dixon—\$27.8 million or 17.4 percent; Stockton—\$122.3 million or 21.4 percent; Dinuba—\$49.9 million or 12.8 percent and Hanford—\$32.4 million or 10 percent. In addition, the Imperial Valley cities of Calexico and El Centro have seen increases of \$38.5 million or 18.4 percent and \$61.8 million or 16.1 percent respectively. Just as impressive, all of the aforementioned communities also experienced a gain in the number of *retail business permits* over the same period.

The study, commissioned by Wal-Mart, reviewed the 21 California Walmart Supercenters in operation between 2003 and 2007. The Walmart Supercenters are based throughout the state from Shasta to Imperial County. To access the full report, please visit <http://walmartstores.com/FactsNews>.

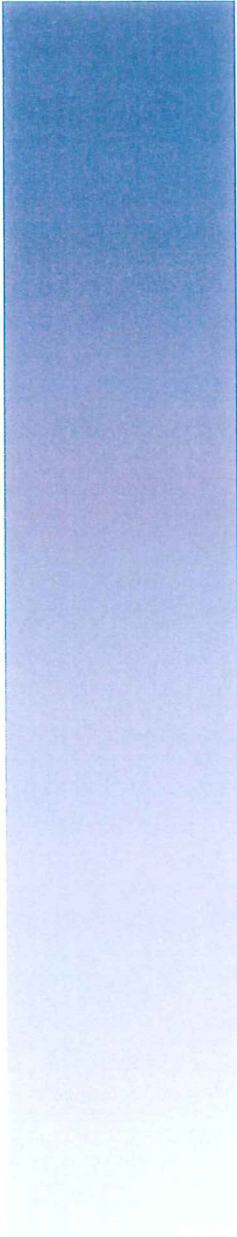
About Wal-Mart Stores, Inc. (NYSE: WMT)

Wal-Mart Stores, Inc. operates Walmart discount stores, supercenters, Neighborhood Markets and Sam's Club locations in the United States. The Company operates in Argentina, Brazil, Canada, China, Costa Rica, El Salvador, Guatemala, Honduras, Japan, Mexico, Nicaragua, Puerto Rico and the United Kingdom and, through a joint venture, in India. The Company's common stock is listed on the New York Stock Exchange under the symbol WMT. More information about Wal-Mart can be found by visiting www.walmartstores.com. Online merchandise sales are available at www.walmart.com and www.samsclub.com.

About Lon Hatamiya

Lon Hatamiya provides international, national and regional economic analysis and expert testimony as a Director at Navigant Consulting. He has testified over a hundred times before the WTO, U.S. Congress, California Legislature, and all levels of courts, boards and commissions on a wide variety of issues. He served as Secretary of the California Technology, Trade and Commerce Agency, as well as Administrator of the Foreign Agricultural Service at USDA. He serves as a lecturer at the UC Davis School of Law, and at the University of Denver International Studies Program. Mr. Hatamiya previously served as an adjunct professor at the UC Davis Graduate School of Management.

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An Analysis of Taxable Retail Sales and Retail Business Permits in California Cities with **WAL★MART** Supercenters

Prepared for

Wal-Mart Stores, Inc.

Lon Hatamiya, MBA, JD

Director

Navigant Consulting, Inc.

November, 2008

Executive Summary

We were retained by Wal-Mart Stores, Inc. to perform an independent and objective analysis to quantify the city-wide *Taxable Retail Sales* in California communities where Wal-Mart Supercenters have opened during the period of 2003-2007. We also analyzed the number of *Retail Business Permits* in those same communities. We accomplished this through a comparative analysis of *Taxable Retail Sales* and *Retail Business Permits* from the years just prior to and the years just after the opening of the various Wal-Mart Supercenters. We also looked at data from subsequent years for those locations that have been opened for more than one year. Since data is only available through the end of 2007, we were able to perform these comparisons for the cities of 21 of the 32 Wal-Mart Supercenters in California (the remaining 11 Supercenters opened in 2007 or later).

The results of our analysis are as follows:

- In every city where Wal-Mart has opened a Supercenter in California, the city-wide *Taxable Retail Sales* (including apparel stores, general merchandise stores, grocery stores, home furnishing and appliance stores, and other retail stores) have increased in the year following the opening of the Supercenter as compared to the *Taxable Retail Sales* of the year prior to the opening. Moreover, city-wide *Taxable Retail Sales* have continued to increase in each subsequent year in all communities that have had Wal-Mart Supercenters for multiple years.

- Increases of city-wide *Taxable Retail Sales* one year after the opening of the Wal-Mart Supercenter averaged over \$79 million compared to the year prior to the opening for all communities (21 Supercenters). *Taxable Retail Sales* increases averaged 15.0% for all cities.
- Increases of city-wide *Taxable Retail Sales* two years after the opening of the Wal-Mart Supercenter averaged nearly \$123.9 million compared to the year prior to the opening for all locations opened more than one year (10 Supercenters). *Taxable Retail Sales* increases after two years averaged over 25.9% for the ten cities.
- Increases of city-wide *Taxable Retail Sales* three years after the opening of the Wal-Mart Supercenter averaged over \$206.2 million compared to the year prior to the opening for all locations opened for more than two years (3 Supercenters). *Taxable Retail Sales* increases after three years averaged over 39.6% for the three cities.
- Taxable sales for *Other Retail Outlets* (including restaurants and bars, building materials and farm implements, auto dealers and supply, and service stations) also increased in each community following the opening of Wal-Mart Supercenters. These increases averaged over \$72 million compared to the year prior to the opening for all locations with available data (15 Supercenters). This was an average increase of 10.5% for each city.

- Increases of taxable retail sales for *Other Retail Outlets* two years after the opening of the Wal-Mart Supercenter averaged over \$124.1 million compared to the year prior to the opening for all locations (with available data) opened more than one year (7 Supercenters). This was an average increase of 16.8% for each city. Increases of taxable retail sales for *Other Retail Outlets* three years after the opening averaged over \$204 million (3 locations), with an average increase of 30.4% per city.
- When combined, city-wide *Taxable Retail Sales* and *Other Retail Outlets* ("total taxable retail sales") one year after the opening of the Wal-Mart Supercenter increased by an average of \$157 million when compared to the year prior to the opening (15 Supercenter locations). The total taxable retail sales increased even more dramatically after two years to an average of \$271.6 million per city (7 Supercenter locations). After three years, total taxable retail sales increased even further to an average of \$410.3 million per city (3 locations).
- In 18 of 21 communities, the number of *Retail Business Permits* increased in the year following the opening of the Wal-Mart Supercenter when compared with the year prior to the opening. The average increase in the number of Retail Business Permits was 32.7 per community. Slight declines occurred in Gilroy (from 516 to 508), Palm Desert (from 1446 to 1388), and Palm Springs (from 881 to 803). However, these were offset in those communities by sizable gains in *Retail Business Permits* two years following the opening of the Wal-Mart Supercenter—Gilroy (up to 517), and Palm Springs (up to 840).

- In 9 of 10 communities, the number of *Retail Business Permits* increased two years following the opening of the Wal-Mart Supercenter when compared with the year prior to the opening. The average increase was 65.8 Retail Business Permits per city. This is double the increase after only one year and reflects a total increase of 658 new Retail Business Permits across 10 cities and an average increase of 8.2% per city. Additionally, the number of *Retail Business Permits* increased three years following the opening in all three communities, nearly doubling again to an average of 130.3 Retail Business Permits per city or a 15.7% increase.
- Regardless of population, all California communities which opened a Wal-Mart Supercenter also enjoyed sizeable gains in city-wide *Taxable Retail Sales*. Cities with populations over 50,000 had an average increase of nearly \$91 million; cities with populations under 50,000 had an average increase of over \$64.2 million; and cities with populations under 25,000 had an average increase of over \$34.4 million.
- Central Valley and Imperial Valley communities, where economic growth is historically the slowest in the state, experienced strong city-wide *Taxable Retail Sales* gains after the opening of Wal-Mart Supercenters. From the north to the south through the Central Valley, Anderson has seen an increase of \$51.2 million or 37%; Marysville—\$8.9 million or 6.6%; Yuba City—\$35.2 million or 7.9%; Dixon—\$27.8 million or 17.4%; Stockton—\$122.3 million or 21.4%; Dinuba—\$49.9 million or 12.8%; and Hanford—\$32.4 million or 10%. In addition, the Imperial Valley cities of

Calexico and El Centro have seen increases of \$38.5 million or 18.4% and \$61.8 million or 16.1% respectively. Just as impressive, all of the aforementioned communities also experienced a gain in the number of *Retail Business Permits* over this same period.

Based upon our analysis of the available data and information, we believe that the presence of Wal-Mart Supercenters across California has provided various positive economic benefits to their local economies. City-wide *Taxable Retail Sales* have increased, often dramatically, in every California community where Wal-Mart has opened a Supercenter. In addition, these increases in *Taxable Retail Sales* were not solely the result of Wal-Mart's presence, but also the result of other new businesses opening in the same communities. Furthermore, the opening of Wal-Mart Supercenters also enhanced the taxable sales of *Other Retail Outlets* such as restaurants, auto dealers, and service stations. Thus, increased retail traffic brought on by the opening of Wal-Mart Supercenters appears to have resulted in sizable sales gains for other related service providers.

In addition, the benefits of the greater *Taxable Retail Sales* were not limited to metropolitan or suburban communities. Economically challenged rural areas such as the Central Valley and Imperial Valley both experienced strong increases in *Taxable Retail Sales* and in the number of *Retail Business Permits* after the opening of Wal-Mart Supercenters in their communities. In sum, the presence of Wal-Mart Supercenters in any California community appears to enhance the local community as it relates to increased *Taxable Retail Sales* and increased numbers of *Retail Business Permits*.



What local community members are saying about Wal-Mart...

"Wal-Mart has provided a tremendous boost to our economy. Wal-Mart has provided needed jobs and has boosted local sales tax revenues. As I see it with the economy the way it is, Wal-Mart is starting to get the attention it deserves for its business plan."

City Councilmember Terry Hanson, City of La Quinta

"Wal-Mart is a positive presence in our community. Wal-Mart is a good corporate citizen, provides jobs and stable revenues for the city. Also, new businesses have succeeded since Wal-Mart opened."

Councilmember Luis J. Castro, City of Calexico

"We are glad to have Wal-Mart in our city. Wal-Mart's presence has stimulated other retailers to locate to Palmdale expanding our potential for increased revenues."

City Manger, Steve Williams, City of Palmdale

"The Sanger Wal-Mart has been a great community partner for the City of Sanger. Not only do they provide needed opportunity for the citizens of the area to buy goods and services, they have become involved with the community and the Sanger Chamber of Commerce as a community support partner. They have provided support for other Sanger business to encourage residents to shop in their home town. They are a great addition to Sanger."

Supervisor Judy Case, Fresno County

"Wal-Mart's presence in Brawley is already attracting additional development and sparking investment in our community. We anticipate the addition of Wal-Mart to our retail mix will jumpstart sales tax revenues in the city of Brawley."

Mayor John Benson, City of Brawley

Wal-Mart Press Release, 10.13.08

"The 300-plus jobs offered by the store will be an immediate boost to our economy, and the sales tax revenue it generates will help fund a variety of city services."

Joy Madison, Modesto Chamber of Commerce President

Modesto Bee, 11.7.08

In a recent story in the San Francisco Chronicle, American Canyon City Manager Richard Ramirez stated that his city has so far avoided the catastrophic (budget) cuts made by its neighbors due in part to the opening of a new Wal-Mart Supercenter. "A new Super Wal-Mart and a boom in wine storage warehouses have so far delivered American Canyon from the economic abyss, said City Manager Richard Ramirez. 'We're very blessed...', he said."

Richard Ramirez, American Canyon City Manager

San Francisco Chronicle, 11.19.08



Saving people money so they can live better

An Economy with Wal-Mart Lowers Prices for Consumers ***Families Now Save \$2,500 a Year, Thanks to Wal-Mart****

- New research conducted by Global Insight – a leader in economic and financial analysis – concludes that Wal-Mart saved American families \$2,500 in 2006, showing that an economy with Wal-Mart lowers prices for consumers.
- This study confirms we continue to excel at what our company was founded on – saving our customers money. These savings add value to individuals and communities as a whole.
 - Global Insight's updated research reveals that Wal-Mart saved American families \$2,500 in 2006, up 7.3% from \$2,329 in 2004.
 - With more money in their pockets, consumers can better afford the items they need the most for themselves, for their children and for their future

The savings figure is based on a recently completed update of research first conducted by Global Insight in 2005. Global Insight analyzed Wal-Mart's national and local impacts in terms of jobs, wages, prices, consumer buying power and GDP.

National Study Methodology

Global Insight originally measured Wal-Mart's direct and indirect impact in communities in 2004 using historical consumer price indexes in communities across the country from the Bureau of Labor Statistics, historical data from Wal-Mart about store locations and square footage, and Global Insight's economic databases. The study was executed again using data from 1985- 2006, and the same methodology as the 2004 study. The study and its background are available on www.livebetterindex.com.

The Global Insight study, *The Price Impact of Wal-Mart: An Update Through 2006*, takes into account multiple factors that influenced price growth over the past 20+ years in various communities across the U.S. and statistically determines their individual contributions to overall price growth. These factors included each community's service price growth, changes in unemployment rates, employment growth in high-wage industries and energy price growth, as well as the expansion of the square footage of Wal-Mart's retail stores (both regular Wal-Mart stores and Supercenters). The statistical analysis of U.S. and community Consumer Price Indexes (CPI) concluded that each unit increase in Wal-Mart square footage per capita over the 1985-2006 lowered the CPI by 2.2%.

State by State Methodology

Global Insight also quantified the direct and indirect impacts that Wal-Mart had on prices and savings for households in each U.S. state. Consumer prices and price impacts were estimated for each state using the model structure developed in the national study and state measures for service prices, employment, energy prices and Wal-Mart square footage. Thus, just as in the national study, each unit increase in Wal-Mart square footage per capita in a State over the 1985-2006 period is assumed to have reduced the State's CPI by 2.2%. The percentage reduction in prices attributed to Wal-Mart in each State was applied to the State's 2006 consumption and divided by its number of households to estimate average savings per household.

Savings are based on Wal-Mart's impact on the economy and will be realized no matter where consumers shop. Global Insight, The Price Impact of Wal-Mart: An Update Through 2006, 9/4/07."



Walmart Provides Economic Opportunities for America's Communities

Walmart provides economic opportunities for our customers who shop with us because they like the service our associates provide and because they can buy the products they need at affordable prices in one convenient place. Our associates choose to work at Walmart because they know they can advance as far as their hard work will take them. Additionally, Walmart offers real career opportunities and provides competitive pay and affordable health care.

Walmart Creates Jobs and Provides Career Opportunities:

- As the country's largest private employer, Walmart employs more than 1.4 million U.S. associates from diverse backgrounds – from seniors who need supplemental income to students who want work experience.
- Walmart jobs are good jobs that offer competitive pay and benefits and the opportunity to advance. Just last year, more than 150,000 hourly store associates were promoted to new positions within the company.
- Almost 75 percent of the Walmart store management team started as hourly associates.
- The average, full-time hourly wage for U.S. Walmart stores is \$11.75 and is even higher in some states.
- During our October 2009 benefits enrollment, the total number of associates on the Walmart medical plan increased from 52 percent to 54 percent – an increase of more than 60,000 participants to a plan that covers more than 1.2 million associates and dependents.

Walmart Has a Positive Impact on Local Economies:

- Walmart and the Walmart Foundation make the majority of our charitable donations at the local level, where we can have the greatest impact on people's lives. We gave more than \$378 million to U.S. charities in 2008, and we're proud of our customers and associates who raised another \$106 million worldwide for charities through our stores and clubs.
- The Walmart Foundation's State Giving Program was created in 2008 in order to increase the impact of our local giving. In its first year, the program awarded a total of \$24 million to 736 organizations in 52 states (including Puerto Rico and D.C.).
- Our property and sales tax revenue support basic community services like police and fire departments, schools and financial support for vital charities.

Walmart is Taking the Lead in Sustainability:

- We believe that people should not have to choose between products they can afford and products that are better for the earth, and we are committed to bringing products to market that save money for our customers and help them protect the environment.
- In the U.S., Walmart has committed to eliminating waste to landfills by 2025. Through our super sandwich baling process, we have recycled 18.9 million pounds of plastic hangers, more than 182 million pounds of plastic, 12.4 million pounds of office paper and 1.3 million pounds of aluminum. We have also sent 25.3 billion pounds of cardboard to paper mills to be processed into new products.
- We are committed to working with our roughly 61,000 suppliers to develop mutually beneficial solutions to some of the pressing environmental problems we all face, such as rising energy costs, high volumes of waste and depleted natural resources. Together, we are developing initiatives and goals that help us all reduce our collective impact on the environment and save our companies money.



For Immediate Release

Contact: Kory Lundberg
1-800-331-0085

<http://walmartstores.com/reporter>

Walmart Eliminates More than 80 percent of Its Waste in California That Would Otherwise Go to Landfills

Company results far exceed national average where EPA estimates only 45 percent of waste is diverted from landfills

BENTONVILLE, Ark., March 17, 2011 – Walmart reported today that it has eliminated more than 80 percent of the waste that would go to landfills from its operations in California. The company's comprehensive waste reduction program that produced these results is now being implemented across Walmart's 4,400 stores, Sam's Club locations and distribution centers in the U.S., moving it closer to its global goal of creating zero waste.

Achieving a similar 80 percent reduction in its landfill waste across the country would help Walmart prevent more than 11.8 million metric tons of carbon dioxide emissions annually. This is equal to taking more than 2 million cars off the road for a year[#].

"We are proud of the progress we are making toward our zero waste goal, but realize we still have more work to do," said Bill Simon, president and CEO of Walmart U.S. "We are committed to actively finding and developing solutions that are both good for the environment and good for business."

"We do everything with the customer in mind. We are committed to buying, operating and selling for less, and our waste program is a great example of developing new ideas that help us save our customers money," continued Simon. "Through this program we are able to provide the raw materials needed to make new products, recycle millions of pounds of commodities and reduce the environmental impact of landfills."

Beginning in 2009, Walmart created a nationwide infrastructure of landfill alternatives that could open new opportunities for municipalities and other businesses to reduce the amount of solid waste they send to landfills. The [Walmart zero waste program](#) has three main components:

- **Recycling** cardboard, paper, aluminum, plastic bags and roughly 30 other items through the super sandwich bale (SSB) program. Items not eligible for the SSB, including wood pallets, polystyrene [plastic](#) and apparel, are sent to Walmart's return centers for reuse or [recycling](#).
- **Donating** healthy, nutritious food to food banks around the country. In 2010, Walmart donated 256 million pounds of [food](#) to hunger relief organizations – the equivalent of 197 million meals.
- **Creating** animal feed, energy or compost from expired food and other organic products following the [EPA's food waste hierarchy](#).

"Walmart is to be commended for making real progress in minimizing the environmental impact of waste from its stores," said Karen Luken, director of the [Clinton Climate Initiative's](#) (CCI) Waste Program. "One of the key aims for CCI's Waste Program is to reduce methane emissions from landfills, and Walmart's initiative sends a clear message to other businesses that this is one source of emissions that can and should be addressed now."

Walmart began implementing and consistently tracking its new and existing [waste](#) reduction efforts in California in 2009. A third-party review has shown Walmart uses an appropriate process to establish its

waste reduction data. The nationwide program, based on the California model, will include an ongoing review to monitor the program's success.

About Walmart

Wal-Mart Stores, Inc. (NYSE: WMT), or "Walmart," serves customers and members more than 200 million times per week at more than 8,900 retail units under 60 different banners in 15 countries. With fiscal year 2011 sales of \$419 billion, Walmart employs more than 2 million associates worldwide. A leader in sustainability, corporate philanthropy and employment opportunity, Walmart ranked first among retailers in Fortune Magazine's 2010 Most Admired Companies survey. Additional information about Walmart can be found by visiting <http://walmartstores.com/> and on Twitter at <http://twitter.com/walmart>. Online merchandise sales are available at <http://www.walmart.com/> and <http://www.samsclub.com/>.

[#] According to the EPA calculator - <http://www.epa.gov/cleanenergy/energy-resources/calculator.html>
Nationwide rates - <http://www.epa.gov/osw/nonhaz/municipal/>

ATTENTION TELEVISION AND WEB MEDIA

Walmart b-roll and sound bites supplementing this release is available for local television and web use can be found here: <http://walmartstores.com/Video/?id=1569>

Walmart is Building Better Stores

At Walmart, we believe being a profitable and efficient business goes hand-in-hand with being a good steward of the environment. Two of our company-wide environmental goals are to be supplied 100 percent by renewable energy and to create zero waste. To move our company toward these goals, we created the Buildings Sustainable Value Network, which helps design and build more energy- and water-efficient stores and clubs in our U.S. operations.

Network Goals:

- Design and open a viable store prototype in the U.S. that is up to 25 to 30 percent more efficient and will produce up to 30 percent fewer greenhouse gas emissions by 2009 (2005 Baseline).
- Reduce greenhouse gases associated with our existing store, club and distribution center base around the world by 20 percent by 2012 (2005 Baseline).

Energy Conservation

Lighting

- More than 95 percent of newly constructed Walmart stores and Sam's Club facilities include a daylight harvesting system.
 - By integrating more efficient lighting, electronic continuous dimming ballasts, computer-controlled daylight sensors, and skylights, Walmart takes full advantage of natural daylight.
 - Daylight harvesting can reduce up to 75 percent of the electric lighting energy used in a Walmart store during daylight hours. Each system can save up to an average of 800,000 kWh annually, enough energy to power 73 single family homes (11,020 kWh average annual use) for an entire year.
- Walmart installs occupancy sensors in most non-sales areas as part of its standard prototype. The sensors automatically turn the lights off when the space is unoccupied. These areas include: restrooms, break rooms and offices.
- Walmart illuminates exterior building signage and many refrigerated food cases with light emitting diodes (LEDs). LED technology is up to 52 percent more energy efficient than fluorescent lights. Total estimated energy savings for LED lighting in an average Walmart grocery section is more than 59,000 kWh per year, enough energy to power five single family homes.
 - LED lights are projected to last at least six years beyond conventional lighting, reducing maintenance costs.
 - In refrigerated food cases, LEDs perform well in the cold and produce less heat than fluorescent bulbs – heat which must be compensated for by the refrigeration equipment.

Energy Management System

- Walmart utilizes a centralized Energy Management System (EMS) to monitor and control the heating, air conditioning, refrigeration and lighting systems for all stores and Sam's Club locations in its U.S. operations, from Walmart's corporate headquarters in Arkansas.

HVAC

- Walmart uses one of the industry's most efficient heating, ventilating and air-conditioning (HVAC) units available.

Dehumidification

- Walmart actively dehumidifies its newly constructed stores and Sam's Clubs. Lower humidity allows the refrigeration system to operate more efficiently and mitigates condensation on refrigerated glass doors.

White Roofs

- Walmart uses "white" membrane roofs on its newly constructed stores and Sam's Clubs. With a higher reflectivity, white roofs help reduce building energy consumption in most climate zones and have a lower heat island effect than a darker roofing color.

Refrigeration

- Walmart uses non-ozone-depleting refrigerant in new facilities. Refrigeration equipment is typically roof-mounted close to the refrigerated cases. This reduces the amount of copper refrigerant piping, insulation, potential for leaks and refrigerant charge needed.

Heat Reclamation

- Walmart reclaims waste heat from on-site refrigeration equipment to supply 100 percent of the hot water needs for newly constructed Neighborhood Markets and 70 percent for stores and Sam's Clubs.

Water Conservation

- In newly remodeled and constructed stores and Sam's Club facilities, Walmart installs high-efficient urinals that use only 1/8 gallon (one pint) of water per flush.
 - This fixture reduces water use by 87 percent compared to the conventional one gallon per flush urinal.
 - The 1/8 gallon urinal also requires less maintenance than waterless urinals, making this the better option for Walmart.
- The restroom sinks in newly constructed Walmart stores and Sam's Clubs use sensor-activated 1/2 gallon per minute high-efficiency faucets.
 - These faucets reduce water usage by 75 percent compared to mandated 1992 EPA Standards.
 - During use, water flows through turbines built into the faucets to generate the electricity needed to operate the motion sensors.
- The restroom toilets in newly constructed Walmart stores and Sam's Clubs are highly efficient and reduce water use.
 - The fixture uses 20 percent less water compared to mandated EPA Standards, of 1.6 gallon per flush fixtures.
 - The toilets utilize built-in water turbines to generate the power required to activate the flush mechanism.
 - These turbines save energy and material by eliminating electrical conduits required to power automatic flush valve sensors.
- It is estimated Walmart's water conservation measures could save up to 530,000 gallons of water annually at each Walmart store and approximately 220,000 gallons annually at each Sam's Club.

Materials and Finishes

- Newly constructed Walmart stores require 15-20 percent replacement of cement with fly ash, a waste product of coal-fired electrical generation, or a 25-30 percent replacement with slag, a waste product of steel manufacturing, in its concrete mixes. By incorporating these materials, Walmart offsets the greenhouse gases emitted in the cement manufacturing process.
- Walmart uses Non-Reinforced Thermoplastic Panel (NRP) in lieu of Fiber Reinforced Plastic (FRP) sheets on the walls of its kitchen areas. NRP can be recycled, has better impact resistance and, like FRP, is easy to keep clean.
- Walmart uses exposed concrete floors in newly constructed stores and Sam's Clubs to reduce surface applied flooring materials. This eliminates the need for most chemical cleaners, wax strippers and propane-powered buffing.
- Walmart uses a plant based oil extracted from a renewable resource as a concrete form release agent (a product sprayed on concrete forms to allow ease of removal after the concrete has set). This release agent is non-petroleum based non-toxic and a biodegradable agent.
- Walmart has reduced the volatile organic compounds (VOCs) of exterior and interior field paint coatings by approximately 40 percent by using better performing standard paint products with lower VOC content limits.
- As part of our waste reduction pilot initiative, paint products for our buildings are primarily purchased in 55 gallon drums and 275 gallon totes, reducing the number of one gallon and five gallon buckets needed. These plastic buckets are filled from the drums and totes and then returned to the paint supplier for cleaning and reuse.

Construction and Demolition (C & D) Recycling

- The goal of the Construction and Demolition (C&D) program is to capture and recycle as much of the metals, woods, floor and ceiling tiles, concretes, asphalts and other materials generated as part of Walmart's demolition and construction process as possible. Walmart works with a waste management company to fully research all available C&D recycling facilities in the area where construction activities occur and provide a system designed to capture the widest possible range of materials recovery options for that particular location and type of construction.

Walmart is working diligently toward achieving its sustainability goals. We are striving to build more energy-efficient buildings while reducing our environmental footprint, and helping our customers save money and live better. For information about Walmart's sustainability initiatives, please visit: www.walmartstores.com/sustainability.



FOR IMMEDIATE RELEASE

Contact:

Walmart: Kelly Cheeseman, 800-331-0085

Walmart Gives \$467 Million to U.S. Nonprofits

Company's donations across the nation increase by 23 percent in fiscal year ending 2010

BENTONVILLE, Ark., April 1, 2010 – Walmart today announced its charitable giving in the U.S. totaled more than \$467 million in cash and in-kind gifts in fiscal year ending 2010 (FYE10, Feb. 1, 2009 to Jan. 31, 2010)—an \$89 million increase over the previous year's giving. In international markets, Walmart gave \$45 million in cash and in-kind gifts.

In the U.S., Walmart doubled donations to food banks at a time when they are being accessed more than ever. Giving more than 127 million pounds of nutritious food—the equivalent of nearly 100 million meals—from Walmart stores, Walmart distribution centers and Sam's Club locations, Walmart increased food donations by 81 million pounds over its FYE09 totals.

"We've challenged ourselves to look at ways to make long-lasting impacts in communities around the globe by funding programs that address critical needs, like hunger, education and job training," said Margaret McKenna, president of the Walmart Foundation. "Our business is growing and as a result we're fortunate that our charitable giving is increasing as well."

A Snapshot of Walmart's Giving Impact:

- More than 93,000 children were fed through a donation to the Boys and Girls Club of America's summer feeding program,
- Forty-thousand teachers were awarded \$100 gift cards as part of Walmart's Teacher Rewards program, which helps offset expenses for classroom supplies,
- Sixty-nine food banks across America received refrigerated trucks from the Walmart Foundation to help increase their capacity, and
- More than 90,000 bottles of water, 24,000 blankets, 27,000 tents and more than 20,000 units of medical supplies like gauze and surgical masks were donated in response to the Haiti earthquake, to name a few.

In addition, Walmart associates in the U.S. donated more than 1.5 million volunteer hours in FYE10, a 25 percent increase over the previous fiscal year. As the company continues its commitment to operating globally and giving back locally, it will look to associates to play a more active role in grant making during FYE11 with \$5 million in local grants being decided based on associate online voting.

For a state-by-state breakdown of giving, or more information about the Walmart Foundation, visit www.walmartfoundation.org.

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About Philanthropy at Walmart

Walmart and the Walmart Foundation are proud to support the charitable causes that are important to customers and associates in their own neighborhoods. The Walmart Foundation funds initiatives focused on education, workforce development, economic opportunity, environmental sustainability, and health and wellness. From Feb. 1, 2009 through Jan. 31, 2010, Walmart and the Walmart Foundation gave more than \$467 million in cash and in-kind gifts, including donating 127 million pounds of nutritious food to U.S. food banks. Internationally,

Walmart gave \$45 million in cash and in-kind gifts to charitable organizations. To learn more, visit www.walmartfoundation.org.

**Ed. Note: Walmart operates Foundations in the U.S., Brazil, Mexico and the United Kingdom. In addition to its Foundation giving, Walmart makes charitable contributions locally in every community where it operates.*



The Walmart Foundation

Creating Opportunities So People Can Live Better

In the U.S., Walmart and the Walmart Foundation gave more than \$467 million in cash and in-kind gifts in fiscal year ending 2010 (FYE10)—an \$89 million increase over the previous year's giving. At a time when food banks are being accessed more than ever, Walmart doubled donations to Feeding America, giving more than 127 million pounds of nutritious food to U.S. food banks, the equivalent of nearly 100 million meals.

Walmart's U.S. FYE10 Giving Breakdown:

- In the U.S., Walmart gave more than \$467 million in cash and in-kind gifts, up from \$378 million in FYE09.
- Walmart's customers and associates in the U.S. gave more than \$76 million through giving programs that benefit local charities.

Walmart's International FYE10 Giving Breakdown:

- In international markets, Walmart gave more than \$45 million in cash and in-kind gifts.
- Walmart's international customers and associates gave more than \$35 million through giving programs that benefit local charities.

In total around the globe, Walmart, its Foundations, its customers and associates supported communities with more than \$624 million in charitable contributions during FYE10.

A Snapshot of Walmart's Giving Impact

- More than 93,000 children were fed through a donation to the Boys and Girls Club of America's summer feeding program,
- Forty-thousand teachers were awarded \$100 gift cards as part of Walmart's Teacher Rewards program, which helps offset expenses for classroom supplies,
- Sixty-nine food banks across America received refrigerated trucks from the Walmart Foundation to help increase their capacity, and
- More than 90,000 bottles of water, 24,000 blankets, 27,000 tents and more than 20,000 units of medical supplies like gauze and surgical masks were donated in response to the Haiti earthquake, to name a few.
- Ten thousand military children were given toys and books for the holidays as part of Walmart's commitment to supporting military families. In addition, 1,500 military families were given Walmart gift cards to help shop during the holidays.

Walmart's Commitment to Hunger Relief

Walmart's food donation program provided more than 127 million pounds—nearly 100 million meals—of fresh produce, meat and other nutritious foods to U.S. food banks in FYE10. These in-kind contributions value more than \$192 million. The Walmart Foundation is committed to eradicating hunger in America and funds organizations like Meals on Wheels, Feeding America and the Boys and Girls Club of America that are working on the front lines to end hunger.

The Walmart Foundation's U.S. Giving Programs

Walmart and its U.S. Foundation have been recognized by the Chronicle of Philanthropy as the largest corporate cash contributor in the United States. While Walmart is increasing efforts to help address changing community needs, it continues to support U.S. initiatives focused on education, workforce development, economic opportunity, environmental sustainability, and health and wellness—all in an effort to create opportunities that improve the lives of individuals in our communities. Walmart also supports disaster relief efforts, veterans and military families, individuals with disabilities and the underserved.

We encourage Walmart associates to support programs that make a positive difference in their local communities through volunteer efforts and financial contributions and we involve Walmart associates in determining how Walmart Foundation dollars are used to support causes that are important to them.

- Through the Foundation's **Volunteerism Always Pays Program (VAP)**, Walmart associates can request contributions on behalf of eligible organizations where they volunteer. In FYE10, associates volunteered 1.5 million hours.

Walmart's Global Giving

At Walmart we believe in a philosophy of operating globally and giving back locally. Internationally in FYE10:

- Walmart supported CARE, a leading humanitarian organization fighting global poverty. The \$1 million grant is helping empower impoverished women in Peru, Bangladesh and India through education, job-training and entrepreneurial support programs.
- Walmart has provided long-term support in China to support families impacted by the Sichuan earthquake. In FYE10, Walmart China donated funds to the Children's Recovery Centre at QingChengshan. This project aims to help children who were affected by the Sichuan earthquake by providing a nurturing environment, so they can engage in developmentally appropriate activities.

For a state-by-state breakdown of giving, or more information about the Walmart Foundation and its grantees, visit www.walmartfoundation.org.

**Ed. Note: Walmart operates Foundations in the U.S., Brazil, Mexico and the United Kingdom. In addition to its Foundation giving, Wal-Mart Stores, Inc. makes charitable contributions locally in every community where it operates.*

Walmart Foundation: State-by-State Giving Totals

In the U.S., Walmart and the Walmart Foundation gave more than \$467 million in cash and in-kind gifts in fiscal year ending 2010—an \$89 million increase over the previous year's giving. The Walmart Foundation funds initiatives focused on creating opportunities in education, workforce development, economic opportunity, sustainability and health and wellness.

State	Cash and in-kind from Walmart and its Foundation	Total cash, in-kind, and funds raised by customers and associates
Alaska	\$1,533,379	\$1,660,025
Alabama	\$8,889,872	\$10,591,740
Arkansas	\$33,505,389	\$36,102,249
Arizona	\$10,608,516	\$11,566,043
California	\$23,105,401	\$25,914,611
Colorado	\$10,811,348	\$11,697,301
Connecticut	\$2,064,633	\$2,535,930
Washington DC	\$3,488,225	\$3,488,225
Delaware	\$811,718	\$946,200
Florida	\$21,207,998	\$25,529,705
Georgia	\$14,036,587	\$17,082,355
Hawaii	\$1,037,319	\$1,328,215
Idaho	\$2,713,554	\$2,861,920
Illinois	\$14,680,410	\$17,922,825
Indiana	\$12,776,983	\$15,388,699
Iowa	\$3,858,167	\$4,436,909
Kansas	\$4,908,922	\$6,377,203
Kentucky	\$8,779,154	\$10,406,221
Louisiana	\$8,211,264	\$9,637,235
Maine	\$2,075,628	\$2,591,063
Maryland	\$17,682,784	\$18,554,787
Massachusetts	\$6,933,984	\$8,008,415
Michigan	\$12,062,724	\$14,023,520
Minnesota	\$8,137,559	\$9,591,534
Mississippi	\$5,118,151	\$6,416,129
Missouri	\$12,439,227	\$14,895,051
Montana	\$1,750,205	\$2,260,248

State	Cash and in-kind from Walmart and its Foundation	Total cash, in-kind, and funds raised by customers and associates
Nebraska	\$3,767,904	\$4,750,958
Nevada	\$6,667,095	\$7,403,281
New Hampshire	\$3,102,852	\$3,605,918
New Jersey	\$9,651,468	\$10,456,558
New Mexico	\$5,896,873	\$6,656,746
New York	\$9,622,517	\$12,057,056
North Carolina	\$12,586,378	\$15,631,104
North Dakota	\$1,616,843	\$1,738,412
Ohio	\$15,857,830	\$18,942,545
Oklahoma	\$11,054,496	\$12,628,391
Oregon	\$2,504,429	\$3,017,188
Pennsylvania	\$11,594,752	\$15,164,613
Puerto Rico	\$1,856,434	\$2,561,970
Rhode Island	\$773,224	\$1,106,483
South Carolina	\$6,631,058	\$9,229,142
South Dakota	\$2,187,184	\$2,489,139
Tennessee	\$12,142,199	\$14,234,360
Texas	\$49,250,079	\$56,393,126
Utah	\$10,626,721	\$11,525,556
Vermont	\$600,792	\$926,888
Virginia	\$14,162,148	\$16,193,950
Washington	\$5,895,480	\$6,857,606
West Virginia	\$2,343,072	\$3,070,677
Wisconsin	\$10,540,653	\$12,083,258
Wyoming	\$2,878,189	\$3,033,637
Grand Total	\$467,039,772	\$543,572,925

Walmart Hunger Relief Fact Sheet “Fighting Hunger Together”

According to a November 2009 United States Department of Agriculture report, hunger rates in the U.S. are the highest since 1995 with nearly 15 percent of households lacking access to an adequate supply of nutritious food. Walmart is committed to using its scale and reach to help solve this challenge in America – stepping up the company’s hunger relief efforts and calling on its U.S. associates, customers, government and other corporations to join the fight.

On May 12, 2010, Walmart and the Walmart Foundation announced a \$2 billion cash and in-kind commitment, stepping up efforts to help America reach a day where no individual has to go to bed hungry or worry if there will be food to put on the table tomorrow.

Who’s Hungry:

- Hunger rates in the U.S. are the highest since 1995 with nearly 15 percent of households lacking access to an adequate supply of nutritious food.
- More than 16 million children live in food insecure households.
- Ten states (and Washington, D.C.) have more than 20 percent of children living in food insecure households.
- More than 5 million seniors –11.4 percent of all seniors – experience some form of food insecurity.
- More than half of food banks reported that they are seeing more children as clients.

SOURCES: *Feeding America, Meals on Wheels and the United States Department of Agriculture*

Walmart’s Impact:

- Walmart’s food donations are equivalent to providing every person living in the United States a healthy breakfast, lunch and dinner today.
- If Walmart was to concentrate its efforts to the 401 students at Webster Elementary School in Detroit, MI, a school where 72 percent of students qualify for a free government lunch, those children would be fed three-square meals for 23 years.

Walmart’s Hunger Relief Plan Snapshot: Four Key Components

Through the end of 2015, Walmart is...

- Donating more than 1.1 billion pounds of food from Walmart stores, distribution centers and Sam’s Club locations, valued at \$1.75 billion;
- Giving \$250 million in grants to support hunger relief organizations at the national, state and local levels;
- Mobilizing its associates and customers. For example, Walmart’s logistics team will lend their expertise to help food banks become more efficient in their operations; and
- Collaborating with government, food manufacturers and other corporations that are fighting hunger to increase impact and reach a greater number of families in need.

Delivering Healthy Food Across the Nation:

The first grants from the Walmart Foundation – one of the nation's largest corporate foundations – as part of this commitment:

- Donations totaling \$8 million will help U.S. food banks improve capacity. This includes \$6 million to purchase 60 refrigerated trucks for Feeding America food banks. Added to the 69 previously donated by Walmart, the trucks will help ensure that each food bank can safely transport donations from Walmart stores and other grocers.
- Donations totaling \$10 million will help ensure that children across the U.S. are fed healthy meals during the school year and summer months. For example, \$2 million will support the National Recreation and Parks Association's summer feeding program and provide 2 million meals for U.S. children.

History in Helping the Hungry:

- Last year, when high levels of unemployment placed greater demands on U.S. food banks, Walmart doubled its food donations, providing 81 million more pounds of food than the prior year.
- The company's contributions in 2009 made up 45 percent of donations from retailers to Feeding America food banks.
- Walmart and the Walmart Foundation also helped to feed more than 93,000 children in 2009 through a donation to the Boys and Girls Club of America's summer feeding program.

Walmart's Hunger-Relief Partners Include:

- Feeding America
- Meals on Wheels Associations of America (MOWAA)
- Share Our Strength
- Food Research and Action Center (FRAC)
- Congressional Hunger Center

Notable Partner Reaction:

"The Walmart plan to end hunger in the United States represents exactly the kind of bold commitment of leadership and financial resources needed to effectively join forces with the US Congress and the Department of Agriculture to address this unnecessary and highly resolvable human need. The partners that Walmart has chosen and the funds allocated for this initiative will help make it possible for the 17 million children at risk of hunger in our country to arrive at school ready to learn, and will improve the quality of life and the competitiveness of the American workforce for the additional 32 million adults that face hunger as a fact of life."

- Ed Cooney, executive director, Congressional Hunger Center

"As the organization committed to a goal of No Kid Hungry by 2015, Share Our Strength commends Walmart's groundbreaking commitment to solving the hunger crisis in America. If others would follow Walmart's example, we would end childhood hunger in the United States."

- Bill Shore, founder and executive director, Share Our Strength



"We are genuinely thankful to Walmart for their sustained commitment to fighting domestic hunger. With 49 million Americans struggling with hunger, our country is in crisis. Walmart's multi-year contribution will help give Feeding America and our nationwide network of more than 200 food banks the latitude to more effectively serve the 37 million people who turn to us every year for assistance with access to nutritious food that is needed more than ever before. No one should go hungry and we thank Walmart for supporting our mission for a hunger-free America."

- Vicki Escarra, president and CEO, Feeding America

"Today's announcement by Walmart marks a historic commitment to end hunger in America. Hunger impacts health, early child development, educational opportunities, productivity and family dynamics, but it is a challenge that can be solved and the solutions are within our grasp. Expanding and improving nutrition programs like SNAP/Food Stamps, school meals, child care food, WIC and summer and afterschool food are essential to reduce hunger and food insecurity. This investment will allow us to build on programs that work, ensure that more people benefit from these programs, and move closer to a hunger-free America. The Food Research and Action Center congratulates Walmart on this remarkable commitment."

- Jim Weill, president, Food Research and Action Center

"The Walmart Foundation continues to be our largest corporate partner and we could not be more grateful. Over the past two years, they have given us the opportunity to provide over 220 Meals On Wheels programs across the country with large national grants to make a local impact in their communities. Their generous donation has allowed our programs to increase the number of meal delivery days per week, fix delivery vehicles in desperate need of repair, purchase kitchen equipment, and remove hundreds of homebound seniors from waiting lists. We look forward to a lasting partnership with Walmart so that together we can provide the next meal."

- Enid Borden, president and CEO, Meals On Wheels Association of America

"When we heard of Walmart's increased efforts in alleviating hunger in America this had a special meaning, for we live at "ground zero" in the battle against hunger, in the war on poverty; that being southeast Michigan. Walmart has already given so much to so many for improving the quality of life in our nation's communities that this additional contribution highlights and amplifies their leadership by example."

- Joel E. Jacob, national chairman of MAZON: A Jewish Response to Hunger

**Note: According to the USDA, 1.28 pounds of food is equivalent to one meal. Walmart and the Walmart Foundation expect cash and in-kind donations to help U.S. food banks deliver 1.4 billion pounds of food to food banks by the end of 2015 – the equivalent of more than 1 billion meals.*

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SOURCES: Feeding America, Meals on Wheels and the United States Department of Agriculture

For more information, visit www.walmartgiving.com