



Redevelopment Opportunity Sites

McCormick & Baxter Creosoting Co.

1214 West Washington Street
Stockton, California 95203

SETTING:

- The 29-acre site is in an industrial area near the Port of Stockton. The site is bounded by Old Mormon Slough to the north, Washington Street to the south and east, and an industrial facility (located at the Port of Stockton Turning Basin) to the west. Nearby land uses include light manufacturing and residential uses.
- The site is zoned for industrial use and is in an Opportunity Zone tax incentive area.
- McCormick & Baxter owns 21 acres of the site which is not in operation and available for redevelopment. Union Pacific Railroad Company owns and uses 8 acres of the site.
- Since 2021, EPA's Superfund Redevelopment Program has supported EPA Region 9 with prospective purchaser inquiry calls for the site. These calls aim to provide important site information to parties interested in purchasing and redeveloping Superfund sites.
- Surrounding population: 1 mile, 8,346 people | 3 miles, 122,958 people | 5 miles, 252,176 people

CLEANUP STATUS:

- From 1946 to 1991, McCormick & Baxter operated a wood-preserving facility on the site. Wood-treating chemicals and manufacturing waste were stored at the site, which led to contamination of soil, sediment and groundwater.
- EPA added the site to the Superfund program's National Priorities List in 1992.
- EPA selected a cleanup plan for the site in 1999. Cleanup activities include removal and capping of contaminated soils, bank stabilization and capping of contaminated sediments in Old Mormon Slough, and on-site groundwater extraction and treatment.
- Restrictions at the site limit land and groundwater use, and dredging and future use of the Old Mormon Slough.
- Soil and sediment cleanup is complete. The California Department of Toxic Substances Control oversees operation and maintenance of the site's remedy. EPA is working to develop the final groundwater remedy for the site.

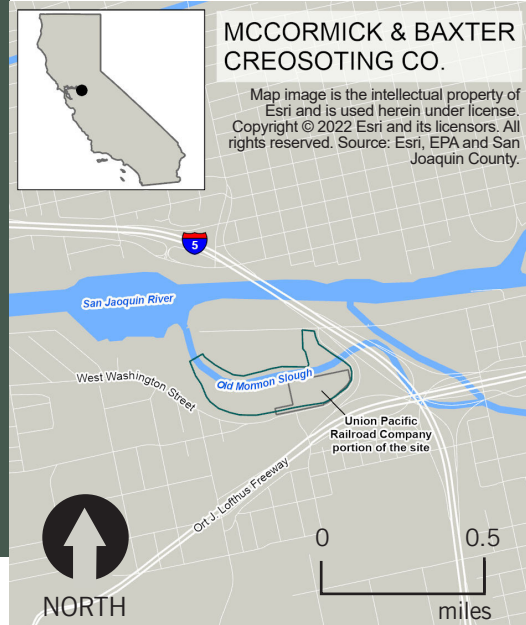
Disclaimer: EPA does not warrant that the property is suitable for any particular use. Prospective purchasers must contact the property owner for sale potential.

Contacts

Grace Ma
Redevelopment Coordinator
U.S. EPA Region 9
(415) 947-4212
ma.grace@epa.gov

Sania Kamran
Remedial Project Manager
U.S. EPA Region 9
(415) 972-3170
kamran.sania@epa.gov

Site Summary: epa.gov/superfund/mccormick-baxter



MCCORMICK & BAXTER
CREOSOTING CO.

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The location of the McCormick & Baxter Creosoting Co. site in California



Size
29 acres; 21 acres are available for redevelopment.



Existing Site Infrastructure
Easy access to interstate, rail, shipways and high-power transmission lines.



Current Site Uses
Union Pacific Railroad Company uses 8 acres of the site. The rest of the site is not in use and available for redevelopment.



Use Restrictions
On-site groundwater, land use and dredging are restricted. Residential use is prohibited.



View of the site's capped area, looking west



Learn more at:
epa.gov/superfund-redevelopment

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