

Draft

Initial Study Mitigated Negative Declaration

JUNE 2020



Applicant: EnterSolar

Prepared by:

GEPermit
Pathway to Regulatory Approvals



City of Tulare, 411 East Kern Ave.
Tulare, CA 93274

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**DRAFT
INITIAL STUDY
MITIGATED NEGATIVE DECLARATION**

United States Cold Storage (USCS) Facility Solar Project

Prepared for:

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JUNE 2020

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ACRONYMS

AMSL	Above Mean Sea Level
APN	Assessor's Parcel Number
BMP	Best Management Practices
CAA	Clean Air Act
CARB	California Air Resources Board
CDFW	California Department of Fish and Wildlife
CESA	California Endangered Species Act
CEQA	California Environmental Quality Act
CCR	California Code of Regulation
CDFG	California Department of Fish and Game
CEQA	California Environmental Quality Act
CNDDDB	California Natural Diversity Database
CNPS	California Native Plant Society
CO	Carbon Monoxide
COS	Conservation and Open Space
CWA	California Water Act
DHS	Department of Health Services
EIR	Environmental Impact Report
EPA	Environmental Protection Agency
FESA	Federal Endangered Species Act
FPPA	Farmland Protection Policy Act
ISMND	Initial Study Mitigated Negative Declaration
MCL	Maximum Contaminant Level
MLD	Most Likely Descendant
MMP	Mitigation Monitoring Program
MND	Mitigated Negative Declaration
MW	Megawatts
NAC	Noise Abatement Criteria

NAAQS	National Ambient Air Quality Standards
NOx	Nitrogen Oxides
NPDES	National Pollutant Discharge Elimination System
PM	Particulate Matter
PV	Photovoltaic
RCRA	Resource Conservation and Recovery Act of 1976
RWQCB	Regional Water Quality Control Board
SHPO	State Historic Preservation Office
SJVAPCD	San Joaquin Valley Air Pollution Control District
SWPPP	Storm Water Pollution Prevention Plan
USACE	United States Army Corp. of Engineers
USCS	United States Cold Storage
USFWS	United States Fish and Wildlife Service
USGS	United States Geological Survey
UST	Underground Storage Tank
VOC	Volatile Organic Compound
WWTP	Wastewater Treatment Plant
NWI	National Wetlands Inventory

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EXECUTIVE SUMMARY

Project Title

United States Cold Storage Facility Solar Project

Project Location

The project site is located at 1021 East Walnut Avenue in Tulare, Tulare County, California and is known and designated by Tulare County as Assessor’s Parcel Number 181-080-007 (consisting of approximately 30.6 acres) (the “Subject Property”).

The Subject Property is currently owned and managed by United States Cold Storage. The Subject Property currently consists of an existing solar array, undeveloped fields and a railroad spur adjacent to the United States Cold Storage Warehouse. The project area (referred herein as the “Site”) currently consists of a 2.2 acre portion of the parcel maintained as a disked field.

Project Overview

EnterSolar is proposing to develop an 810 kW DC photovoltaic 15 panel array to offset energy use of an on-site industrial cold storage facility, United States Cold Storage, by 25%. The arrays will consist of solar panels installed on pile-driven steel structures, various pad top electrical equipment such as switchgear, transformers, and inverters, and overhead or underground electrical circuits.

Summary of IS/MND Findings

The analysis in Section 3 of this IS/MND evaluates the potential environment impacts associated with the project implementation. Prior to mitigation, implementation of the project would result in potentially significant impacts to Biological Resources and Cultural Resources. Implementation of the mitigation measures, as detailed in Section 3 and provided below, would reduce all potentially significant impacts to a less than significant level. All other impacts associated with project implementation were found to be less than significant.

Mitigation Monitoring Program

Mitigation Monitoring Program (MMP) outlines the potential impacts and mitigation measures of the proposed project, and assigns responsibility for the oversight of each mitigation measure. This Table shall be included in all bid documents and included as part of the project development.

Table 1
Mitigation Monitoring Program Table

Mitigation Measures	Responsible Party	Timing	Impact After Mitigation
<p>Mitigation Measure BR-1: To the extent practicable, construction shall be scheduled to avoid the Swainson’s hawk nesting season, which extends from March through August. If it is not possible to schedule work between September and February, a qualified biologist shall conduct a survey for active Swainson’s hawk nests within 0.50 miles of the project site no more than 14 days prior to the start of construction. If an active nest is found within 0.50 miles, and the qualified biologist determines that project activities would disrupt nesting, a construction-free buffer or limited operating period shall be implemented in consultation with the CDFW.</p>	Developer	Prior to ground disturbing activities	Less than significant
	Qualified Biologist		
<p>Mitigation Measure BR-2: To the extent practicable, construction shall be scheduled to avoid the nesting season, which extends from February through August. If it is not possible to schedule construction between September and January, pre-construction surveys for nesting birds shall be conducted by a qualified biologist to ensure that no active nests will be disturbed during project implementation. A pre-construction survey shall be conducted no more than 14 days prior to the initiation of construction activities. During this survey, the qualified biologist shall inspect all potential nest substrates in and immediately adjacent to the impact areas for nests. If an active nest is found close enough to the construction area to be disturbed by these activities, the qualified biologist shall determine the extent of a construction-free buffer to be established around the nest. If work cannot proceed without disturbing the nesting birds, work may need to be halted or redirected to other areas until nesting and fledging are completed or the nest has otherwise failed for non-construction related reasons.</p>	Developer	Prior to ground disturbing activities	Less than significant
	Qualified Biologist		
<p>Mitigation Measure CR-1: If cultural resources or bones are encountered during ground-disturbing activities, work in the immediate area must halt and an archaeologist meeting the Secretary of Interior’s Professional Qualifications Standards for archaeology (NPS 1983) shall be contacted immediately to evaluate the find. If the discovery proves to be significant, additional work such as data recovery, excavation, and Native American consultation may be warranted until the qualified archaeologist has determined that ground-disturbing activities may resume in the area of the find, or in alternate locations on the site, as approved by the project’s qualified archaeologist, in consultation with any required federal, state, local, or Tribal authorities.</p>	Developer	Ongoing during construction	Less than significant

Mitigation Measure CR-2: CR-2: The discovery of human remains is always a possibility during ground disturbing activities. If human remains are found, the State of California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. In the event of an unanticipated discovery of human remains, the County Coroner must be notified immediately. If the human remains are determined to be prehistoric, the coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a most likely descendant (MLD). The MLD shall complete the inspection of the site within 48 hours of notification and may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.

Developer

Ongoing during construction

Less than significant

Conclusion: U.S. Cold Storage Solar Project consists of construction and operation of an 810 kW DC photovoltaic 15 panel array. The purpose of this project is to offset energy use of an on-site industrial cold storage facility by 25%. Construction of the project would begin approximately in July 2020 and end in November 2020. Implementation of the mitigation measures discussed above for Biological and Cultural Resources would be included in the specifications and bid documents and reduce all potentially significant impacts of the U.S. Cold Storage Solar Project to a less than significant level.

INTRODUCTION

Project Title: U.S. Cold Storage Solar Facility Project, Tulare, CA

The Initial Study/ Mitigated Negative Declaration has been prepared for the City of Tulare to address the environmental effects of the construction of an 810 kW DC photovoltaic (PV) array on an approximately 2.2 acres portion of an approximately 30.10-acre parcel within the City of Tulare, California. This document has been prepared in accordance with the California Environmental Quality Act (CEQA) guidelines. City of Tulare is the CEQA lead agency for this project.

The project site is located at 1021 East Walnut Avenue, south of East Walnut Avenue, north of East Levin Avenue and west of the Golden State Highway.

The Environmental Initial Study document for the U.S. Cold Storage Facility Solar Project, Tulare, CA, is organized as follows:

Chapter 1: Environmental Assessment Process

The Environmental Assessment Process covers the procedures, under the CEQA, for evaluating the environmental effects of the proposed project including the CEQA guidelines, Initial Study, Environmental Checklist, and Notice of Intent to adopt a Negative Declaration, Negative Declaration, and the Notice of Determination.

Chapter 2: Project Summary

The Project Description identifies the project location, provides a background to the project, and describes the project.

Chapter 3: Evaluation of Environmental Impacts'

Evaluation of Environmental Impacts contains the CEQA Environmental Checklist, Environmental Factors Potentially Affected, Evaluation of Environmental Impacts, Draft Notice of Intent to Adapt Initial Study/ Negative Declaration, Draft Negative Declaration, Notice of Completion and Environmental Document Transmittal form, Draft Notice of Determination, and a Schedule of Compliance with CEQA for a Negative Declaration.

Chapter 4: References

References provides a list of reference material used during the preparation of the Environmental Assessment/Initial Study.

Chapter 5: List of Preparers

Preparers provides list of key personnel involved in the preparation of the Environmental Assessment/Initial Study.

Appendices

The Appendices contain the project site plan and construction details, and technical reports relating to hazards, and biological resources.

CHAPTER 1 ENVIRONMENTAL ASSESSMENT PROCESS

Project Title: U.S. Cold Storage Solar Facility Project, Tulare, CA

CEQA Guidelines

Section 15063 of the CEQA Guidelines requires that the Lead Agency prepare an Initial Study to determine whether a discretionary project will have a significant effect on the environment. All phases of the project planning, implementation, and operation must be considered in the initial Study. The purposes of an Initial Study, as listed under Section 15063© of the CEQA Guidelines, include:

- (1) Provide the lead agency with information to use as the basis for deciding whether to prepare an EIR or negative declaration;*
- (2) Enable an applicant or lead agency to modify a project, mitigating adverse impacts before an EIR is prepared, thereby enabling the project to qualify for a negative declaration;*
- (3) Assist the preparation of an EIR, if one is required, by:
 - (A) Focusing the EIR on the effects determined to be significant,**

- (B) Identifying the effects determined not to be significant,*
 - (C) Explaining the reasons for determining that potentially significant effects would not be significant, and*
 - (D) Identifying whether a program EIR, tiering, or another appropriate process can be used for analysis of the project's environmental effects.*
- (4) Facilitate environmental assessment early in the design of a project;*
 - (5) Provide documentation of the factual basis for the finding in a negative declaration that a project will not have a significant effect on the environment*
 - (6) Eliminate unnecessary EIRs;*
 - (7) Determine whether a previously prepared EIR could be used with the project.*

Initial Study

The Initial Study provided herein covers the potential environmental effects of the construction of an 810 kW DC on approximately 2.2 acres within the City of Tulare, California.

The City of Tulare will act as the Lead Agency for processing the Initial Study/Negative Declaration pursuant to the CEQA and the CEQA Guidelines.

Environmental Checklist

The Lead Agency may use the CEQA Environmental Checklist Form [CEQA Guidelines, Section 15063(d)(3) and (f)] in preparation of an Initial Study to provide information for determination if there are significant effects of the project on the environment. A copy of the completed Environmental Checklist is set forth in **Section Three**.

Notice of Intent to Adopt a Mitigated Negative Declaration/Notice of Preparation

The Lead Agency shall provide a Notice of Intent to Adopt a Negative Declaration (CEQA Guidelines, Section 15072) to the public, responsible agencies, trustee agencies and the County Clerk within which the project is located, sufficiently prior to adoption by the Lead Agency of the Negative Declaration to allow the public and agencies the review period. The public review period (CEQA Guidelines, Section 15105) shall not be less than 45 days when the Initial Study/ Negative Declaration is submitted to the State Clearinghouse unless a shorter period, not less than 30 days, is approved by the State Clearinghouse.

Prior to approving the project, the Lead Agency shall consider the proposed Negative Declaration together with any comments received during the public review process, and shall adopt the proposed Negative Declaration only if its finds on the basis of the whole record before it, that there is no substantial evidence that the project will have a significant effect on the environment and that the Negative Declaration reflects on the Lead Agency's independent judgement and analysis.

The written and oral comments received during the public review period will be considered by the City of Tulare prior to adopting the Negative Declaration.

Regardless of the type of CEQA document that must be prepared, the overall purpose of the CEQA process is to:

- 1) Assure that the environment and public health and safety are protected in the face of discretionary projects initiated by the public agencies or private concerns;
- 2) Provide for full disclosure of the project's environmental effects to the public, the agency decision-makers who will approve or deny the project, and the responsible trustee agencies charged with managing resources (e.g. wildlife, air quality) that may be affected by the project; and
- 3) Provide a forum for public participation in the decision-making process pertaining to potential environmental effects.

According to Section 15070(a) a public agency shall prepare or have prepared a proposed negative declaration for a project subject to CEQA when:

The initial study shows that there is no substantial evidence, in light of the whole record before the agency, that the project may have a significant effect on the environment, once mitigation measures have been incorporated. Less than significant impacts with incorporation of mitigation measures have been identified.

The Environmental Checklist Discussion contained in Section Three of this document has determined that environmental impacts of the project are less than significant with mitigation measures incorporated and that a Mitigated Negative Declaration is adequate for adoption by the Lead Agency.

Mitigated Negative Declaration

The Lead Agency shall prepare or have prepared a proposed Negative Declaration or Mitigated Negative Declaration (CEQA Guidelines Section 15070) for a project subject to CEQA when the Initial Study shows that there is no substantial evidence, in light of the whole record before the agency, that the project may have a significant effect on the environment.

The proposed Negative Declaration or Mitigated Negative Declaration circulated for public review shall include the following:

- (a) A brief description of the project, including a commonly used name for the project.

- (b) The location of the project, preferably shown on a map.
- (c) A proposed finding that the project will not have a significant effect on the environment.
- (d) An attached copy of the Initial Study documenting reasons to support the finding.
- (e) Mitigation measures, if any.

Intended Uses of the Environmental Assessment, Initial Study

The Initial Study/Negative Declaration document is an informational document that is intended to inform decision-makers, other responsible or interested agencies, and the general public of potential environmental effects of the proposed project. The environmental review process has been established to enable the public agencies to evaluate environmental consequences and to examine and implement methods of eliminating or reducing any adverse impacts. While CEQA requires that consideration be given to avoiding environmental damage, the Lead Agency must balance any potential environmental effects against other public objectives, including economic and social goals.

City of Tulare, as Lead Agency, will make a determination, based on the environmental review for the Environmental Study, Initial Study and comments from the general public, if there are less than significant impacts from the proposed project and the requirements of CEQA can be met by adoption of a Mitigated Negative Declaration.

Notice of Determination (NOD)

The Lead Agency shall file a Notice of Determination within five working days after deciding to approve the project. The Notice Determination (CEQA Guidelines, Section 15075) shall include the following:

- (1) An identification of the project including the project title as identified on the proposed negative declaration, its location, and the Sate Clearinghouse identification number for the proposed negative declaration if the notice of determination is filed with the Sate Clearinghouse.
- (2) A brief description of the project.
- (3) The agency's name and the date on which the agency approved the project.
- (4) The determination of the agency that the project will not have a significant effect on the environment.
- (5) A statement that a negative declaration or a mitigated negative declaration was adopted pursuant to the provisions of CEQA.
- (6) A statement indication whether mitigation measures were made a condition of the approval of the project, and whether a mitigation monitoring plan/program was adopted.

- (7) The address where a copy of the negative declaration or mitigated negative declaration may be examined.
- (8) The Notice of Determination filed with the County Clerk shall be available for public inspection and shall be posted by the County Clerk within 24 hours of receipt for a period of at least 30 days. Thereafter, the clerk shall return the Notice to the Lead Agency with a notation of the period posted.

CHAPTER 2. PROJECT SUMMARY

2.1 Project Location

The project site is located at 1021 East Walnut Avenue in Tulare, Tulare County, California and is known and designated by Tulare County as Assessor's Parcel Numbers 181-080-007 & 006 (consisting of an approximately 2.2 acres portion of the project site) (the "Property"). Figure 1. shows the regional vicinity and Figure 2. Shows the project location.

The Property is currently owned and managed by United States Cold Storage. The Property currently consists of a warehouse, solar array, a gravel parking lot, undeveloped fields and railroad spur. The project area (referred herein as the "Site") currently consists of a disked field.

The Property to be located on a relatively flat, open area, situated within gently sloping terrain, surrounded by commercial/ industrial and residential development, at an approximate elevation between 278 - 282 feet Above Mean Sea Level (AMSL). Surface drainage in the area surrounding the Property is directed to on-site drainage basins.

The surrounding properties consist primarily of residential, commercial, and industrial uses. The Subject Property is located within the City's main industrial area, with several industrial businesses surrounding the Property. The Tulare County Fairgrounds is located northwest of the Property. Lincoln School and Saint Rita's Catholic Church are located north of the Subject Property. Cypress and Parkwood Meadows Parks area located east and west of the Subject Property. The remainder of the surrounding properties consists primarily of residential and commercial development.

2.2 Project Description and Purpose

EnterSolar is proposing to develop an 810 kW DC photovoltaic 15 panel array to offset energy use of an on-site industrial cold storage facility, United States Cold Storage, by 25%. The arrays will consist of solar panels installed on pile-driven steel structures, various pad top electrical equipment such as switchgear, transformers, and inverters, and overhead or underground electrical circuits.

The arrays will be tied directly to a facility's electrical infrastructure behind the meter.

- MV feeders between solar Transformers B1 and B2 (2260ft)
- Solar AC switchboard, generator disconnect switch and transformer
- Inverters and Solar AC subpanels mounted to racks

2.3 Project Construction

Project construction will approximately take four months with maximum crew members of 15.

Construction of the Project is expected to begin in late August 2020 and be completed in November 2020. Construction activities would generally follow these steps:

1. Mobilization of equipment, materials and staffing resources.
2. Site clearing and preparation. The ground-mount array area would be mowed and cleared of

debris and existing concrete foundations, prepared and leveled as needed, and a crushed-rock-covered access road would be constructed around the perimeter and along internal maintenance roads. Minimal grading would be required.

3. Construction of security fencing, equipment and materials laydown areas, and inverter/transformer pads.
4. Installation of ground mount array system, including array piers/support structures, solar modules, subsurface cable, inverters/transformers, and other ancillary equipment.
5. Installation of utility conduit from arrays to the point of interconnection at the U.S. Cold Storage facility, using a combination of horizontal directional boring and trenching.
6. Completion of electrical interconnections.
7. Testing and commissioning.
8. Demobilization.

The increase in traffic would be during the typical work hours. There are parking spaces on the Subject Property off of East Levin Avenue near the Site. Existing paved lots or disturbed unpaved areas adjacent to the facility will be used for temporary construction staging, worker parking, truck loading and unloading facilities, materials stockpiling, and racking assembly. The project site is generally flat; minimal grading, fill, compaction, and erosion control would be required to accommodate the placement of the PV arrays and associated equipment. During construction, water would be used for dust control, concrete mixing, and as drilling liquid for any horizontal boring required (with the majority used for controlling fugitive dust). Water usage is estimated to be up to 2,000 gallon per day during active construction, brought to the site using 2,000 gallon water trucks.

2.4 Operations

After construction, the PV energy generation facility would be automated to allow operation with no staffing present. Production and system health data, as well as on-site weather data, would be monitored remotely and gathered electronically. Periodic site maintenance and washing of the solar panels, which may be necessary to maintain efficiency, would occur on an as-needed basis and is anticipated to occur up to two times per year, depending on annual precipitation and vegetation growth. Such maintenance would require temporary staffing on-site and use of a water truck. No on-site restroom facilities are included in the project because the project site would not house any permanent employees. Therefore, no wastewater would be produced and no septic system or other disposal facilities would be required. Additionally, no water service is proposed to the site.

2.5 Decommissioning

At the end of the project lifespan of approximately 25 years, all facilities and infrastructure may be removed from the project site, and the land converted to other uses. Alternatively, the facility could be replaced or updated. Any decommissioning and restoration activities would adhere to the requirements of the appropriate governing authorities. To the maximum extent practicable, appropriate facilities and components would be recycled.

Legend

Project Vicinity

APN-181-080-007

Project Location

0ft

1.25mi

SOURCE: Google Earth

USCS Tulare

Figure 1
Regional Vicinity and Site Location
1021 E. Walnut Ave, Tulare, CA

Legend

0ft 350ft

Project Boundary
APN-181-080-007

SOURCE: Google Earth

USCS Tulare

Figure 2
Site Location
1021 E. Walnut Ave, Tulare, CA

Site Photo – 1
Project site looking north from Levin Avenue.

Site Photo – 2
Project site looking east from O Street.

Site Photo – 3
Project site looking south from existing panels.

Site Photo – 4
Project site looking west.

Site Photo – 5
Existing panels on the north end of the project site.

CHAPTER 3 EVALUATION OF ENVIRONMENTAL IMPACTS

3.1 Project Background

This document is the Initial Study/Mitigated Negative Declaration on the proposed construction of an 810 kW PV on approximately 2.2 acres. The City of Tulare will act as the Lead Agency for this project pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines.

3.2 Purpose

The purpose of this environmental document is to implement the California Environmental Quality Act (CEQA). Section 15002(a) of the CEQA Guidelines describes the basic purposes of CEQA as follows.

- (1) Inform governmental decision-makers and the public about the potential, significant environmental effects of proposed activities.
- (2) Identify the ways that environmental damage can be avoided or significantly reduced.
- (3) Prevent significant, avoidable damage to the environment by requiring changes in projects through the use of alternatives or mitigation measures when the governmental agency finds the changes to be feasible.
- (4) Disclose to the public the reasons why a governmental agency approved the project in the manner the agency chose if significant environmental effects are involved.

This Initial Study of environmental impacts has been prepared to conform to the requirements of the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) and the State CEQA Guidelines (California Code of Regulations Section 15000 et seq.).

According to Section 15070(a), a Negative Declaration is appropriate if it is determined that:

- (1) The initial study shows that there is no substantial evidence, in light of the whole record before the agency, that the project may have a significant effect on the environment.

Initial Study/Mitigated Negative Declaration

1. Project Title: U.S. Cold Storage Facility Solar Project

2. Lead agency name and address: City of Tulare
411 E. Kern Avenue
Tulare, Ca 93274
(559) 684-4217 FAX 685-2339

3. Contact person and phone number: United States Cold Storage
1021 East Walnut Avenue
Tulare, CA 93274

Brian Ford, General Manager
(bford@uscold.com)
James Karibian, Business Development Manager
(jkaribian@uscold.com)
1021 East Walnut Avenue, Tulare, CA 93274
Tel:559-313-5560

4. Project Location:	The project site is located at 1021 East Walnut Avenue in Tulare, Tulare County, California and is known and designated by Tulare County as Assessor’s Parcel Numbers 181-080-007 & 006 (consisting of an approximately 2.2 acres portion of the project parcels).
5. Project sponsor’s name and address:	United States Cold Storage 1021 East Walnut Avenue Tulare, CA 93274
6. General plan designation:	Tulare General Plan designates parcels as Heavy-Industrial.
7. Zoning:	Tulare Zoning Map designates all parcels associated with the project as Heavy Industrial.
8. Description of project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation.)	EnterSolar is proposing to develop an 810 kW DC photovoltaic 15 panel array. The arrays will consist of solar panels installed on pile-driven steel structures, various pad top electrical equipment such as switchgear, transformers, and inverters, and overhead or underground electrical circuits.
Parking and access:	Private vehicular access to the project will be available. There is no parking area on the Subject Property. However, there are parking spaces on the Subject Property off of East Levin Avenue near the Site. Additionally, the applicant will construct a maintenance and fire access road around the perimeter of the project area. The applicant will be responsible for construction of internal drive aisles to meet City standards. No new or additional parking spaces are proposed for the Project, as the solar array will be monitored remotely and will not require on-site staff during Project operations. During construction, workers will utilize existing facility parking areas and/or temporary construction staging area for parking of vehicles and equipment.
Landscape and design:	All landscaping and design components will comply with the City of Tulare Code of Ordinances §10.72 for Heavy Industrial Districts. The landscape and design plans will be required at time the project submits for building permit on the project and will be subject to WELO.
Utilities and electrical services:	Additional utility services would be not be required as a result of this project. The PV energy generation facility will produce electricity and connect to the existing electric meters for use on-site. No on-site restroom facilities are included in the project because the project site would not house any permanent employees. Therefore, no wastewater would be produced and no septic system or

other disposal facilities would be required. Additionally, no water service is proposed to the site.

9. Surrounding land uses and setting:
(Briefly describe the project's surroundings):

The Property to is located on a relatively flat, open area, situated within gently sloping terrain, surrounded by commercial/ industrial and residential development with agricultural properties, at an approximate elevation between 278 - 282 feet Above Mean Sea Level (AMSL).

The Subject Property is located south of East Walnut Avenue, north of East Levin Avenue and west of the Golden State Highway. The surrounding properties consist primarily of residential, commercial, and industrial uses. The Subject Property is located within the City's main industrial area, with several industrial businesses surrounding the Property. The Tulare County Fairgrounds is located northwest of the Subject Property. Lincoln School and Saint Rita's Catholic Church are located north of the Subject Property. Cypress and Parkwood Meadows Parks area located east and west of the Subject Property. The remainder of the surrounding properties consists primarily of residential and commercial development.

10. Other public agencies whose approval is required (e.g., permits, financing, approval, or participation agreement.)

The discretionary approvals required from the City of Tulare for the proposed project include:

- Conditional Use Permit

11. Have California Native American Tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

The City conducts Native American tribal consultation for general plan amendments, or annexations, areas not covered previously by the General Plan EIR. The lead agency has not received information from a local tribal group indicating that the Project would impact tribal cultural resources. With implementation of Mitigation Measures MM CR-1 and MM CR-2, ground disturbance generated during construction of the Project would not cause a substantial adverse change in the significance of a tribal cultural resource that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources.

3.3 Evaluation of Environmental Impacts

1. A brief explanation is required for all answers except "no Impact" answers that are adequately support by the information sources a lead agency cites, in the parentheses following each question. A "No Impact" answer is adequately supported if the reference

information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analyses,” as described in (5) below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c) (3)(D). In this case, a brief discussion should identify the following.
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated.” Describe and mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

3.4 Environmental Factors Potentially Affected

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

Aesthetics	Agriculture and Forestry	Air Quality
Biological Resources	Cultural Resources	Geology/Soils
Greenhouse Gas Emissions	Hazards and Hazardous Materials	Hydrology/Water Quality
Land Use/Planning	Mineral Resources	Noise
Population/Housing	Public Services	Recreation
Transportation/Traffic	Tribal Cultural Resources	Utilities/Service Systems
Mandatory Findings of Significance		

DETERMINATION: (To be completed by the Lead Agency) Where potential impacts are anticipated to be significant, mitigation measures will be required, so that impacts may be avoided or reduced to insignificant levels.

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION WILL BE PREPARED.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An NEGATIVE DECLARATION is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated

pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is requested.


SIGNATURE

6-24-2020
DATE

Mario A. Araya
PRINTED NAME

City of Tulare
Agency

3.5 Environmental Analysis

The following section provides an evaluation of the impact categories and questions contained in the checklist and identify mitigation measures, if applicable.

I. AESTHETICS

Except as provided in Public Resources Code Section 21099,
Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a) **No Impact:** A scenic vista is defined as a viewpoint that provides expansive views of highly valued landscape for the benefit of the general public. The Sierra Nevada Mountains are the only natural and visual resource in the project area. Due to the distance between the project site and the Sierra Nevada Mountains, in conjunction with the poor air quality of the valley, the Sierra Nevada Mountains can rarely be seen from this location. Although there are residential properties just northwest of the site on 'O' Street, these properties are located more to the north from where the proposed solar array would be installed. In addition, the project's low profile (8 feet in height) would prevent the project from impacting views of the Sierra Nevada Mountains from a distance. For these reasons, this project would have *no impact* on scenic vistas.
- b) **No Impact:** The site does not contain any rock outcropping or historic buildings. After review of the state route "scenic highways" in Tulare County, it was determined that there are no highways designated by State or local agencies as "Scenic highways" near the project site. Therefore, the proposed project would have *no impact* to any scenic resources.
- c) **No Impact:** The structures included in this project will be largely hidden from view by a 7-foot high fence surrounding each array. Because the project is located on land designated as Heavy Industrial, the City does not anticipate that the development of the proposed project will create a visually degraded character or quality to the project site or to the properties near and around the project site. Additionally, all of the development will be required to comply with the design review and design limitations required by the General Plan and the City's adopted design guidelines and zoning regulations which require setbacks, landscaping and designs to limit impact to neighboring properties. Therefore, the proposed project would have *no impact* on the visual character of the area.
- d) **No impact:** The proposed project includes photovoltaic panels that would be designed to absorb and capture sunlight rather than reflect it. The panels would minimize glare using anti-reflective coating. Limited glare is proposed for the project site. Currently, there are existing 15 solar panels and the new panels will also be similar to these. The PV panels themselves would not be lit, and there would be no overhead or perimeter lighting. Because the design and orientation of the photovoltaic panels proposed for this project would prevent substantial increases in light or glare to either pilots or motorists, there would be no impact.

Mitigation Measures: None required.

II. AGRICULTURE AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

Would the project:

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?
- b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?
- c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?
- d) Result in the loss of forest land or conversion of forest land to non-forest use?
- e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

Discussion:

- a) **No Impact:** The proposed project site is designated as Heavy Industrial and is located in an area of the City considered Urban and Build Up Land by the State Farmland Mapping and Monitoring Program (FMMP). No Prime Farmland, Unique Farmland, or Farmland of Statewide Importance or land under Williamson Act contracts occurs in the project area. Therefore, the project has *no impacts*.
- b) **No Impact:** The project site is not under Williamson Act contract and therefore would create *no impacts*.
- c) **No Impact:** The project site is not zoned for agriculture use and there is no zone change proposed for the site, therefore *no impacts* would occur.
- d) **No Impact:** No conversion of forestland, as defined under Public Resource Code or General Code, will occur as a result of the project and would create *no impacts*.
- e) **No Impact:** The project site is located on a relatively flat, open area, situated within gently sloping terrain owned by United States Cold Storage on approximately 2.2 acres which is presently an undeveloped disked field. The project site or surrounding land are not used or zoned for agriculture. The implementation of this project would not result in the conversion of land to a non-agricultural use, and the site does not contain Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Therefore, *no impacts* would occur.

Mitigation Measures: None required.

III. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations.

Would the project:

Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

- a) Conflict with or obstruct implementation of the applicable air quality plan?
- b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?
- c) Expose sensitive receptors to substantial pollutant concentrations?
- d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Current Policies and Regulations:

Federal Clean Air Act - The 1977 Federal Clean Air Act (CAA) authorized the establishment of the National Ambient Air Quality Standards (NAAQS) and set deadlines for their attainment. The CAA identifies specific emission reduction goals, requires both a demonstration of reasonable further progress and an attainment demonstration, and incorporates more stringent sanctions for failure to meet interim milestones. The U.S. EPA is the federal agency charged with administering the Act and other air quality-related legislation. EPA’s principal function includes setting NAAQS; establishing minimum national emission limits for major sources of pollution; and promulgating regulations.

California Clean Air Act – The California Air Resources Board (CARB) coordinates and oversees both state and federal air pollution control programs in California. As part of this responsibility, CARB monitors existing air quality, establishes California Ambient Air Quality Standards (CAAQS), and limits allowable emissions from vehicular sources. Regulatory authority within established air basins is provided by air pollution control and management districts, which control stationary-source and most categories of area-source emissions, and develop regional air quality plans. The project is located within the jurisdiction of the San Joaquin Valley Air Pollution Control District (SJVAPCD).

The state and federal standards for the criteria pollutants are presented in Section 8.4 of The SJVAPCD’s 2015 “Guidance for Assessing and Mitigating Air Quality Impacts” (see Table 1, below). These standards are designed to protect public health and welfare. The “primary” standards have been established to protect the public health. The “secondary” standards are intended to protect the nation’s welfare and

account for air pollutant effects on soils, water, visibility, materials, vegetation and other aspects of general welfare. The U.S. EPA revoked the national 1-hour ozone standard on June 15, 2005, and the annual PM10 standard on September 21, 2006, when a new PM2.5 24-hour standard was established.

Air quality is described in terms of emissions rate and concentration of emissions. An emissions rate is the amount of pollutant released into the atmosphere by a given source over a specified time period. Emissions rates are generally expressed in units such as pounds per hour (1lbs/hr) or tons per year. Concentrations of emissions, on the other hand, represent the amount of pollutant in a given space at any time. Concentration is usually expressed in units such as micrograms per cubic meter, kilograms per metric ton, or parts per million. There are 4 primary sources of air pollution within the San Joaquin Valley Air Basin (SJVAB): motor vehicles, stationary sources, agricultural activities, and construction activities.

Criteria air pollutants are classified in each air basin, county, or in some cases, within a specific urbanized area. The classification is determined by comparing actual monitoring data with state and federal standards. If a pollutant concentration is lower than the standard, the pollutant is classified as “attainment” in that area. If an area exceeds the standard, the pollutant is classified as “non attainment.” If there is not enough data available to determine whether the standard is exceeded in an area, the area is designated “unclassified.”

Air quality in the vicinity of the proposed project is regulated by several jurisdictions, including the state and federal EPA, CARB, and the SJVAPCD. Each jurisdiction develops rules, regulations, policies, and/or goals to attain the directives imposed upon them through state and federal legislation.

The CAA of 1990 requires emission controls on factories, businesses, and automobiles by:

- Lowering the limits on hydrochloric acid and nitrogen oxide (NOX) emissions, requiring the increased use of alternative-fuel cars, on-board canisters to capture vapors during refueling, and extending emission-control warranties.
- Reducing airborne toxins by requiring factories to install “maximum achievable control technology” and installing urban pollution control programs.
- Reducing acid rain production by cutting sulfur dioxide emissions for coal-burning power plants.

In July of 1997, the EPA adopted a PM2.5 standard in recognition of increased concern over particulate matter 2.5 microns in diameter (PM2.5). Ending several years of litigation, EPA’s PM2.5 regulations were upheld by the U.S. Supreme Court on February 27, 2001. According to information provided by the EPA, designations for the new PM2.5 standards began in the year 2002 with attainment plans submitted by 2005 for regions that violate the standard. In October 2006, EPA revised the PM2.5 standard to 35 $\mu\text{g}/\text{m}^3$. The most recent revision to the PM2.5 standard was in 2012 when the EPA revised the annual

**Table 2
Ambient Air Quality Standards**

Pollutant	Averaging Time	California Standards ¹		National Standards ²			
		Concentration ³	Method ⁴	Primary ^{3,5}	Secondary ^{3,6}	Method ⁷	
Ozone (O ₃)	1 Hour	0.09 ppm (180 µg/m ³)	Ultraviolet Photometry	-		Ultraviolet 8 Hour Photometry	
	8 Hour	0.070 ppm (137 µg/m ³)		0.075 ppm (147 µg/m ³)	Same as Primary Standard		
Respirable Particulate Matter (PM ₁₀)	24 Hour	50 µg/m ³	Gravimetric or Beta Attenuation	150 µg/m ³	Same as Primary Standard	Inertial Separation and Gravimetric Annual Analysis	
	Annual Arithmetic Mean	20 µg/m ³		-			
Fine Particulate Matter (PM _{2.5})	24 Hour	-	Gravimetric or Beta Attenuation	35 µg/m ³	Same as Primary Standard	Inertial Separation and Gravimetric Annual Analysis	
	Annual Arithmetic Mean	12 µg/m ³		12 µg/m ³			
Carbon Monoxide (CO)	1 Hour	20 ppm (23 mg/m ³)	Non-Dispersive Infrared Photometry (NDIR)	35 ppm (40 mg/m ³)	None	Non-Dispersive Infrared Photometry (NDIR)	
	8 Hour	9 ppm (10 mg/m ³)		9 ppm (10 mg/m ³)			
	8 Hour (Lake Tahoe)	6 ppm (7 mg/m ³)		-			
Nitrogen Dioxide (NO ₂) ⁸	1 Hour	0.18 ppm (339 µg/m ³)	Gas Phase Chemiluminescence	100 ppb (188 µg/m ³)	-	Gas Phase Chemiluminescence	
	Arithmetic Mean	0.030 ppm (57 µg/m ³)		53 ppb (100 µg/m ³)			
Sulfur Dioxide	1 Hour	0.25 ppm (655 µg/m ³)	Ultraviolet Fluorescence	75 ppb (196 µg/m ³)	-	Ultraviolet Fluorescence; Spectrophotometry (Pararosaniline Method)	
	3 Hour	-		-			0.5 ppm (1300 µg/m ³)
	24 Hour	0.04 ppm (105 µg/m ³)		0.14 ppm (for certain areas) ⁹			-

Pollutant	Averaging Time	California Standards ¹		National Standards ²		
		Concentration ³	Method ⁴	Primary ^{3,5}	Secondary ^{3,6}	Method ⁷
Lead ^{10,11}	Annual Arithmetic Mean	-		0.030 ppm (for certain areas) ⁹	-	
	30 Day Average Calendar Quarter	1.5 µg/m ³	Atomic Absorption	-	-	High Volume Sampler and Atomic Absorption
	Rolling 3-month Average	-		1.5 µg/m ³ (for certain areas) ¹¹	Same as Primary Standard	
Visibility Reducing Particles ¹²	8 Hour	See footnote 12	Beta Attenuation and Transmittance through Filter Tape			
Sulfates	24 Hour	25 µg/m ³	Ion Chromatography		No National Standard	
Hydrogen Sulfide	1 Hour	0.03 ppm (42 µg/m ³)	Ultraviolet Fluorescence			
Vinyl Chloride ¹⁰	24 Hour	0.01 ppm (26 µg/m ³)	Gas Chromatography			

Notes:

- California standards for ozone, carbon monoxide (except 8-hour Lake Tahoe), sulfur dioxide (1 and 24 hour), nitrogen dioxide, and particulate matter (PM10, PM2.5, and visibility reducing particles), are values that are not to be exceeded. All others are not to be equaled or exceeded. California ambient air quality standards are listed in the Table of Standards in Section 70200 of Title 17 of the California Code of Regulations.
- National standards (other than ozone, particulate matter, and those based on annual arithmetic mean) are not to be exceeded more than once a year. The ozone standard is attained when the fourth highest 8-hour concentration measured at each site in a year, averaged over three years, is equal to or less than the standard. For PM10, the 24-hour standard is attained when the expected number of days per calendar year with a 24-hour average concentration above 150 µg/m³ is equal to or less than one. For PM2.5, the 24-hour standard is attained when 98 percent of the daily concentrations, averaged over three years, are equal to or less than the standard. Contact the U.S. EPA for further clarification and current national policies.
- Concentration expressed first in units in which it was promulgated. Equivalent units given in parentheses are based upon a reference temperature of 25°C and a reference pressure of 760 torr. Most measurements of air quality are to be corrected to a reference temperature of 25°C and a reference pressure of 760 torr; ppm in this table refers to ppm by volume, or micromoles of pollutant per mole of gas.
- Any equivalent measurement method which can be shown to the satisfaction of the ARB to give equivalent results at or near the level of the air quality standard may be used.
- National Primary Standards: The levels of air quality necessary, with an adequate margin of safety to protect the public health.
- National Secondary Standards: The levels of air quality necessary to protect the public welfare from any known or anticipated adverse effects of a pollutant.
- Reference method as described by the U.S. EPA. An "equivalent method" of measurement may be used but must have a "consistent relationship to the reference method" and must be approved by the U.S. EPA.
- To attain the 1-hour national standard, the 3-year average of the annual 98th percentile of the 1-hour daily maximum concentrations at each site must not exceed 100 ppb. Note that the national standards are in units of parts per billion (ppb). California standards are in units of parts per million (ppm). To directly compare the national standards to the California standards the units can be converted from ppb to ppm. In this case, the national standards of 53 ppb and 100 ppb are identical to 0.053 ppm and 0.100 ppm, respectively.
- On June 2, 2010, a new 1-hour SO₂ standard was established and the existing 24-hour and annual primary standards were revoked. To attain the 1-hour national standard, the 3-year average of the annual 99th percentile of the 1-hour daily maximum concentrations at each site must not exceed 75 ppb. The 1971 SO₂ national standards (24-hour and annual) remain in effect until one year after an area is designated for the 2010 standard, except that in areas designated nonattainment for the 1971 standards, the 1971 standards remain in effect until

Pollutant	Averaging Time	California Standards ¹		National Standards ²		
		Concentration ³	Method ⁴	Primary ^{3,5}	Secondary ^{3,6}	Method ⁷

implementation plans to attain or maintain the 2010 standards are approved. Note that the 1-hour national standard is in units of parts per billion (ppb). California standards are in units of parts per million (ppm). To directly compare the 1-hour national standard to the California standard the units can be converted to ppm. In this case, the national standard of 75 ppb is identical to 0.075 ppm.

10. The ARB has identified lead and vinyl chloride as 'toxic air contaminants' with no threshold level of exposure for adverse health effects determined. These actions allow for the implementation of control measures at levels below the ambient concentrations specified for these pollutants.

11. The national standard for lead was revised on October 15, 2008 to a rolling 3-month average. The 1978 lead standard (1.5 µg/m³ as a quarterly average) remains in effect until one year after an area is designated for the 2008 standard, except that in areas designated nonattainment for the 1978 standard, the 1978 standard remains in effect until implementation plans to attain or maintain the 2008 standard are approved.

12. In 1989, the ARB converted both the general statewide 10-mile visibility standard and the Lake Tahoe 30-mile visibility standard to instrumental equivalents, which are "extinction of 0.23 per kilometer" and "extinction of 0.07 per kilometer" for the statewide and Lake Tahoe Air Basin standards, respectively.

PM2.5 standard to 12 µg/m³. The San Joaquin Valley was classified as a moderate nonattainment area for the 2012 PM2.5 standard effective April 15, 2015.

The following rules and regulations have been adopted by the District to reduce PM2.5 emissions throughout the San Joaquin Valley and verification by the City of compliance with these rules and regulations will be required, as applicable, to construction and operation of the project.

- Rule 4002 – National Emission Standards for Hazardous Air Pollutants
There are no existing structures located on the proposed site.
- Rule 4102 – Nuisance
This rule applies to any source operation that emits or may emit air contaminants or other materials. In the event that the project or construction of the project creates a public nuisance, it could be in violation and be subject to district enforcement action.
- Rule 4601 – Architectural Coatings
The purpose of this rule is to limit volatile organic compound (VOC) emissions from architectural coatings. Emissions are reduced by limits on VOC content, and by providing requirements on coatings storage, cleanup, and labeling.
- Rule 4641 – Cutback, Slow Cure, Emulsified Asphalt, Paving, and Maintenance Operations
The purpose of this rule is to limit VOC emissions from asphalt paving and maintenance operations. If asphalt paving will be used, then the paving operations will be subject to Rule 4641.
- Rule 9510 – Indirect Source Review (ISR)
This rule reduces the impact of PM10 and NOX emissions from growth on the SJVAB. This rule places application and emission reduction requirements on applicable development projects in order to reduce emissions through onsite mitigation, offsite SJVAPCD- administered projects, or a combination of the two. This project will submit an Air Impact Assessment (AIA) application in accordance with Rule 9510's requirements.
- Compliance with SJVAPCD Rule 9510 (ISR) reduces the emissions impact of the project through incorporation of onsite measures, as well as payment of an offsite fee that funds emissions reduction projects in the SJVAB. A number of "optional" or "above and beyond" mitigation measures included in this project can be created as Rule 9510 – onsite mitigation measures.
- Regulation VIII – Fugitive PM10 Prohibitions
Rules 8011 – 8081 are designed to reduce PM10 emissions (predominantly dust/dirt) generated by human activity, including construction and demolition activities, road construction, bulk materials storage, paved and unpaved roads, carryout and track-out etc. Among the Regulation VIII rules applicable to the project are the following:
 1. Rule 8011 – Fugitive Dust Administrative Requirements for Control of Fine Particulate Matter (PM10)

2. Rule 8021 – Fugitive Dust Requirements for Control of fine Particulate Matter (PM₁₀) from Construction, Excavation, and Extraction Activities
3. Rule 8030 – Fugitive Dust Requirements for Control of Fine Particulate Matter (PM₁₀) from Handling and Storage of Fine Bulk Materials
4. Rule 8060 – Fugitive Dust Requirements for Control of fine Particulate Matter (PM₁₀) from Paved and Unpaved Roads
5. Rule 8070 - Fugitive Dust Requirements for Control of Fine Particulate Matter P₁₀) from Vehicle and/or Equipment Parking, Shipping, Receiving, Transfer, Fueling, and Service Areas
6. Rule 8071 – Unpaved Vehicle/Equipment Traffic Areas
The purpose of this rule is to limit dust emissions from travel on unpaved parking areas. If the project exceeds the applicability threshold of 25 daily vehicle trips by vehicles and three or more axles, control requirements listed in the rule must be met.

Discussion:

- a) **Less Than Significant Impact:** The proposed project is located within the boundaries of the SJVAPCD. The SJVAPCD is responsible for bringing air quality in the City of Tulare into compliance with federal and state air quality standards. The air district has two documents that serve as the clean air plan for the air basin. The 2018 Moderate Area Plan for the 2012 PM_{2.5} Standard addresses the areas classified as moderate non-attainment for the federal 2012 PM_{2.5} standard of 12 µg/m³. The second adopted air quality plan is the 2016 Ozone Plan for 2008 8-Hour Ozone Standard, which addresses areas classified as nonattainment for the federal 2008 8-Hour Ozone Standard.

These plans quantify the required emission reductions to meet state and federal air quality standards, and provide strategies to meet these standards. The air basin is currently in nonattainment for the state 8-hour ozone, PM₁₀ standards, and PM_{2.5} standards, and in nonattainment for the federal 8-hour ozone and PM_{2.5} standards. The air basin is in severe nonattainment for the state 1-hour ozone and extreme nonattainment for the federal 8-hour ozone. The proposed project would result in air pollutant emissions that are regulated by the air district during both its construction and operational phases.

To aid in evaluating potentially significant construction and/or operational impacts of a project, SJVAPCD has prepared an advisory document, the Guide for Assessing and Mitigating Air Quality Impacts (GAMAQI), which contains standard procedures for addressing air quality in CEQA documents. The guide was adopted in 1998 and revised in 2015.

The GAMAQI presents a three-tiered approach to air quality analysis. The Small Project Analysis Level (SPAL) is first used to screen the project for potentially significant impacts. A project that

meets the screening criteria at this level requires no further analysis and air quality impacts of the project may be deemed less than significant. If a project does not meet all the criteria at this screening level, additional screening is recommended at the Cursory Analysis Level and, if warranted, the Full Analysis Level.

Table 2 below, which SJVAPCD recommends using as part of the initial screening process, shows the maximum project size be considered a SPAL project. According to the SPAL categorization, an Industrial land use project may include up to 1,506 trips per day to be considered a “Small Project.”

Table 3
Small Project Analysis Level (SPAL) by Vehicle Trips

Land Use Category	Project Size
Residential Housing	1,453 trips/day
Commercial	1,673 trips/day
Office	1,628 trips/day
Institutional	1,707 trips/day
Industrial	1,506 trips/day

Source: SJVAPCD-Small Project Analysis Level, pg. 1, March 2017.

Construction Phase

The construction phase would be the greatest source of air emissions for this project. These emissions would be generated by construction equipment and from vehicle trips to and from the site. The total construction phase would be approximately 4 months. The construction phase consists of four distinct phases:

1. Site Preparation
2. Solar Array Installation
3. Utility Conduit Boring/Trenching
4. Commissioning/Finishing

Site preparation will last approximately 4-weeks. 6-8 workers will be needed during this phase. A maximum of 10-15 vehicle trips per day will be required during the site preparation phase. This will consist of approximately 20-24 delivery truck trips per day for approximately 3 weeks, approximately 8 field crew vehicle trips per day, and approximately one dump truck and water truck per day.

Solar Array Installation will last approximately 16-weeks. 15-20 workers will be needed during this phase. A maximum of 15-20 vehicle trips per day will be required during the installation phase. This will consist of approximately 4-5 delivery truck trips per day for approximately 6 weeks, and approximately 40 field crew vehicle trips per day.

Utility Conduit Boring/Trenching for Interconnection will last approximately 3 weeks and require a 6-10 person field crew. A maximum of 9 vehicle trips per day will be required during this phase. These trips will consist of approximately 8 field crew vehicle trips per day.

Commissioning and Finishing the project will last approximately 2 weeks and require a 6-10 person field crew. A maximum of 9 vehicle trips per day will be required during this final phase. These trips will consist of approximately 8 field crew vehicle trips per day.

Operational Phase

The operational phase would produce almost zero emissions, as it involves no on-site use of energy. The PV panels would be monitored remotely once installed; therefore the project would not require regular trips to the project site. The only source of emissions related to the project would be from the infrequent worker and water truck trips to and from the project site for solar panel maintenance. This would occur up to two times per year and be well below the established District thresholds to attain and/or maintain conformance with state and federal air quality standards.

Since construction would only require a maximum of 43 trips per day during peak construction, which is below the Small Project Analysis Level threshold of 1,506 trips per day for industrial land use projects, the EnterSolar Project meets the SPAL criterion for vehicle trips and is excluded from quantifying criteria pollutant emissions for CEQA purposes. This categorization identifies that the project will not have a significant impact on air quality. Therefore, the project would not conflict with or obstruct implementation of any SJVAPCD plan or guidelines and impacts would be *less than significant*.

- b) **Less Than Significant Impact.** Construction of the proposed project involves grading, excavation, and use of construction equipment. Project construction would result in short-term air pollutant emissions from the use of construction equipment, earth-moving activities (grading), construction worker commutes, material deliveries, and short-distance earth and debris hauling.

In compliance with SJVAPCD Regulation VIII, the project will adhere to the following construction emission requirements, as seen in Table 4. In doing so, the project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation. As such, any impacts would be *less than significant*.

Table 4
Regulation VIII Control Measures for Construction Emissions of PM₁₀

The following controls are required to be implemented at all construction sites in the San Joaquin Valley Air Basin:

- All disturbed areas, including storage piles, which are not being actively utilized for construction purposes, shall be effectively stabilized of dust emissions using water, chemical stabilizer/suppressant, covered with a tarp or other suitable cover or vegetative ground cover.
- All on-site unpaved roads and off-site unpaved access roads shall be effectively stabilized of dust emissions using water or chemical stabilizer/suppressant.

- All land clearing, grubbing, scraping, excavation, land leveling, grading, cut & fill, and demolition activities shall be effectively controlled of fugitive dust emissions utilizing application of water or by presoaking.
 - With the demolition of buildings up to six stories in height, all exterior surfaces of the building shall be wetted during demolition.
 - When materials are transported off-site, all materials shall be covered, or effectively wetted to limit visible dust emissions, and at least six inches of freeboard space from the top of the container shall be maintained.
 - All operations shall limit or expeditiously remove the accumulation of mud or dirt from adjacent public streets at the end of each workday. (The use of dry rotary brushes is expressly prohibited except where preceded or accompanied by sufficient wetting to limit the visible dust emissions). (Use of blower devices is expressly forbidden).
 - Following the addition of materials to, or the removal of materials from, the surface of outdoor storage piles, said piles shall be effectively stabilized of fugitive dust emissions utilizing sufficient water or chemical stabilizer/suppressant.
 - Within urban areas, trackout shall be immediately removed when it extends 50 or more feet from the site and at the end of each workday.
 - Any site with 150 or more vehicle trips per day shall prevent carryout and trackout.
- c) **Less Than Significant Impact.** The SJVAPCD accounts for cumulative impacts to air quality in Section 1.8 “Thresholds of Significance – Cumulative Impacts” in the 2015 Guide for Assessing and Mitigating Air Quality Impacts. The SJVAPCD considered basin-wide cumulative impacts to air quality when developing significance thresholds. Since construction emissions are relatively insignificant, and can be mitigated with implementation of air district control measures, and operational emissions would be well below air district thresholds established to attain and/or maintain attainment with state and federal air quality standards, impacts regarding cumulative emissions would be *less than significant*.
- d) **Less Than Significant Impact.** While there are no residents within the immediate perimeter of the project area, there is some residential housing situated within 400 feet to the west of the proposed solar array. During construction, pollution concentrations will temporarily increase, however construction activities will remain below the thresholds of significance established by the SJVAPCD and would not pose a substantial impact to the nearby residences. During operations, the facility would not produce any notable air pollution. Since impacts to air quality would be insignificant, and there are no sensitive receptors in the vicinity of the project area, the impact is *less than significant*.
- e) **Less Than Significant Impact.** The project would create temporary odors during the construction phase. Operation of the PV energy generation facility would not produce any odor. Since any odors from project construction would be temporary and common to any construction activity, and the project would not create objectionable odors affecting a substantial number of people during facility operations, impacts are *less than significant*.

Mitigation Measures: None required.

IV. BIOLOGICAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service?				
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?				
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				

Federal, State, and Local Laws, Regulations and Policies:

Federal Endangered Species Act (FESA) - defines an *endangered species* as “any species or subspecies that is in danger of extinction throughout all or a significant portion of its range.” A threatened species is defined as “any species or subspecies that is likely to become an endangered species within the foreseeable future throughout all or a significant portion of its range.”

Clean Water Act - Section 404 of the Clean Water Act of (1972) is to maintain, restore, and enhance the physical, chemical, and biological integrity of the nation’s waters. Under Section 404 of the Clean Water Act, the US Army Corps of Engineers (USACE) regulates discharges of dredged and fill materials into “waters of the United States” (jurisdictional waters). Waters of the US including navigable waters of the United States, interstate waters, tidally influenced waters, and all other waters where the use, degradation, or destruction of the waters could affect interstate or foreign commerce, tributaries to any of these waters, and wetlands that meet any of these criteria or that are adjacent to any of these waters or their tributaries.

California Endangered Species Act (CESA) - prohibits the take of any state-listed threatened and endangered species. CESA defines *take* as “any action or attempt to hunt, pursue, catch, capture, or kill any listed species.” If the proposed project results in a take of a listed species, a permit pursuant to Section 2080 of CESA is required from the California Department of Fish and Game (CDFG).

Discussion:

Discussion for this section originates from the Biological Reconnaissance Survey that was prepared for this project by Colibri Ecological Consulting, LLC to identify sensitive biological resources, provide project impact analysis, and suggest mitigation measures. The full document can be found in Appendix B.

- a) **Less Than Significant With Mitigation Incorporated (See Mitigation Measure BR-1 and BR-2):** Based on a general Biological Reconnaissance Survey conducted on January 13, 2020 and a records search performed in January 2020, the following is a summary of existing conditions and primary biological constraints for the proposed project.

The project site consisted of a recently disked field largely devoid of vegetation except along the margins. The margins supported annual weeds including non-native grasses such as ripgut brome (*Bromus diandrus*) and foxtail barley (*Hordeum murinum*); non-native forbs such as prickly lettuce (*Lactuca serriola*), cheeseweed (*Malva parviflora*), Russian thistle (*Salsola tragus*), and red stemmed filaree (*Erodium cicutarium*); and native forbs such as common fiddleneck (*Amsinckia intermedio*) and annual sunflower (*Helianthus annuus*).

Searching the California Natural Diversity Database (CNDDDB) for records of special-status species from within the Tulare 7.5-minute United States Geological Survey (USGS) topographic quad produced records of five species. Searching the California Native Plant Society (CNPS) inventory of rare and endangered plants of California yielded two species. Based on the presence of habitat, only one special-status species, Swainson’s hawk, could occur in the survey area. No

special-status plants species were identified during the on-site survey. Due to the disturbed nature of the site, no special-status plant species are expected to occur and be affected by the project. Implementation of Mitigation Measures BR-1 and BR-2 will ensure that impacts to species identified as a candidate, sensitive, or special-status will be *less than significant with mitigation incorporated*.

California jewelflower (*Caulanthus californicus*)

This federally and state listed endangered species thrives in shadscale scrub, valley grassland, pinyon-juniper woodland habitats. The potential of this species to occur within the project site is *none*, since the habitat is lacking given the developed and disturbed land cover within the survey area.

San Joaquin adobe sunburst (*Pseudobahia peirsonii*)

This federally and state listed endangered species thrives in valley grassland and foothill woodland habitats. The potential of this species to occur within the project site is *none*, since the habitat is lacking given the developed and disturbed land cover within the survey area.

Swainson's hawk (*Buteo swainsoni*)

This state listed threatened species primarily resides in large trees for nesting with adjacent grasslands, alfalfa fields, or grain fields for foraging. The potential of this species to occur within the project site is *low*, since there are potential nest trees within the survey area, but foraging habitat was limited.

San Joaquin kit fox (*Vulpes macrotis mutica*)

This federally endangered and state listed threatened species primarily resides upland scrub and grasslands, and some agricultural or urban areas immediately adjacent to upland scrub or grasslands habitats. The potential of this species to occur within the project site is *none*, since the habitat is lacking, and because there are no substantial grassland or upland scrub habitat that could support this species within 10 miles of the survey area; and no known dens or potential dens in the survey area.

An andrenid bee (*Andrena macswaini*)

This CNDDDB recognized species thrives in deep sandy undisturbed soil in the Central Valley and foothills. The potential of this species to occur within the project site is *none*, since the habitat is lacking and the survey area consists of developed and disturbed land cover.

Fourteen bird species and two mammal species were observed during the survey. These species are regionally abundant and adapted to developed and disturbed areas. A few gopher mounds were along the margins of the project site, but no open burrows or burrow surrogates of any kind, including those potentially capable of supporting San Joaquin kit fox or Burrowing Owl,

were evident on the project site or within 500 feet. A few large trees potentially capable of supporting nesting by Swainson's hawk were within 0.5 miles, but foraging habitat was limited by development. Disturbance associated with construction during the breeding season could result in the incidental loss of fertile eggs or nestlings or otherwise lead to nest abandonment. Loss of fertile eggs or nestlings, or any activities resulting in nest abandonment, would constitute a significant impact. Since the project has the potential to impact the state-listed as threatened Swainson's hawk, which could nest near the project site, Mitigation Measure BR-1 is recommended.

The project also has the potential to impede the use of nursery sites for native birds protected under the federal Migratory Bird Treaty Act and CDFG Code. Migratory birds are expected to nest on and near the project site. Disturbance associated with construction during the breeding season could result in the incidental loss of fertile eggs or nestlings or otherwise lead to nest abandonment. Disturbance that causes nest abandonment or loss of reproductive effort is considered take by the California Department of Fish and Wildlife (CDFW). Loss of fertile eggs or nestlings, or any activities resulting in nest abandonment, could constitute a significant impact if the species is particularly rare in the region. Construction activities that disturb a rare nesting bird on the site or immediately adjacent to the construction zone could constitute a significant impact. With Mitigation Measure BR-2 in place, the potential impacts would be reduced to a *less than significant level*.

- b) **No Impact:** The Biological Reconnaissance Survey performed on the project property did not find any on-site lakes, streams, wetlands, permanent aquatic habitats, drainages or other sensitive natural community identified in local or regional plans, policies, and regulations or by the CDFW or the United States Fish and Wildlife Service (USFWS). As a result of the absence of significant riparian vegetation, absence of sensitive plant species, and absence of sensitive animal species, less than significant impacts to riparian habitats are expected. Based upon these facts, there will be *no impacts* to riparian habitat or other sensitive natural community.
- c) **No Impact:** The USFWS is the principal Federal agency that provides information to the public on the extent and status of the Nation's wetlands. Through the National Wetlands Inventory (NWI), the agency has developed a series of maps to display the location and extent of wetlands and deepwater habitats. According to the NWI, there are no wetlands or riparian resources on the project property. Furthermore, per the project specific Biological Reconnaissance Survey, the project site does not contain federally protected wetlands, marshes, or other drainage features. No blue-line stream corridors (streams or dry washes) are shown on USGS maps for the project site nor are there botanical indicators of such corridors.

As a result, implementation of the project would not result in the direct removal, filling, or other hydrological interruption to any of these resources. Therefore, *no impacts* are expected.

d) **Less Than Significant With Mitigation Incorporated (See Mitigation Measure BR-2):**

Based on the Biological Reconnaissance Survey, the project has the potential to impede the use of nursery sites for native birds protected under the federal Migratory Bird Treaty Act and CDFG Code. Migratory birds are expected to nest on and near the project site. Disturbance associated with construction during the breeding season could result in the incidental loss of fertile eggs or nestlings or otherwise lead to nest abandonment. Disturbance that causes nest abandonment or loss of reproductive effort is considered take by the CDFW. Loss of fertile eggs or nestlings, or any activities resulting in nest abandonment, could constitute a significant impact if the species is particularly rare in the region. Construction activities that disturb a rare nesting bird on the site or immediately adjacent to the construction zone could constitute a significant impact. With Mitigation Measure BR-2 in place, the potential impacts would be reduced to a *less than significant level*.

e) **No Impact:** The project will be implemented in accordance with requirements of the Conservation and Open Space Element found in the City of Tulare General Plan. Specifically, the project complies with the following Conservation and Open Space (COS) Policies:

- **COS-P2.7 – Valley Oaks.** The City shall preserve mature Valley Oaks and their habitats located within the UDB to the extent possible.

The project site is presently vacant with scattered vegetation, and project implementation would not result in demolition or tree removal. Therefore, there would be *no impacts* to biological resources protected under local policies or ordinances.

f) **No Impact:** There are no approved local, regional, or state plans related to habitat conservation within the project area. Therefore, the project would not conflict with any adopted or approved conservation plans. There would be *no impact*.

Mitigation Measures:

BR-1: The proposed project should protect nesting Swainson’s hawks. To the extent practicable, construction shall be scheduled to avoid the Swainson’s hawk nesting season, which extends from March through August. If it is not possible to schedule work between September and February, a qualified biologist shall conduct a survey for active Swainson’s hawk nests within 0.50 miles of the project site no more than 14 days prior to the start of construction. If an active nest is found within 0.50 miles, and the qualified biologist determines that project activities would disrupt nesting, a construction-free buffer or limited operating period shall be implemented in consultation with the CDFW.

BR-2: The proposed project should protect nesting birds. To the extent practicable, construction shall be scheduled to avoid the nesting season, which extends from February through August. If it is not possible to schedule construction between September and January, pre-construction surveys for nesting birds shall be conducted by a qualified biologist to ensure that no active nests will be disturbed during project implementation. A pre-construction survey shall be conducted no more than 14 days prior to the initiation of construction activities. During this survey, the qualified biologist shall inspect all potential nest substrates in and immediately adjacent to the impact areas for nests. If an active nest is found close enough to the construction area to be disturbed by these activities, the qualified biologist shall determine the extent of a construction-free buffer to be established around the nest. If work cannot proceed without disturbing the nesting birds, work may need to be halted or redirected to other areas until nesting and fledging are completed or the nest has otherwise failed for non-construction related reasons.

V. CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?				
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?				
c) Disturb any human remains, including those interred outside of formal cemeteries?				

Discussion:

- a) **Less Than Significant With Mitigation Incorporated (See Mitigation Measure CR-1):** This area has been historically undeveloped. However, there are no known eligible resources for listing on the California Register of Historic Resources under all four criteria (1-4). Although no historical resources were identified based on the historical studies, the presence of remains or unanticipated cultural resources under the ground surface is possible. Implementation of Mitigation Measure CR-1 will ensure that impacts to historical resources will be *less than significant with mitigation incorporation*.
- b) **Less Than Significant With Mitigation Incorporated (See Mitigation Measure CR-1):** There are no known archeological resources located within the project area. However, during earth moving activities, if any archaeological resources are found, implementation of Mitigation Measure CR-1 will ensure that potential impacts will be *less than significant with mitigation incorporated*.
- c) **Less Than Significant With Mitigation Incorporated (See Mitigation Measure CR-2):** There are no known human remains buried in the project vicinity. However, if human remains are unearthed during development, there is a potential for a significant impact. Implementation of Mitigation Measure CR-2 will ensure that impacts remain *less than significant with mitigation incorporated*.

Mitigation Measures:

CR-1: If cultural resources or bones are encountered during ground-disturbing activities, work in the immediate area must halt and an archaeologist meeting the Secretary of Interior's Professional Qualifications Standards for archaeology (NPS 1983) shall be contacted immediately to evaluate the find. If the discovery proves to be significant, additional work such as data recovery, excavation, and Native American consultation may be warranted until the qualified archaeologist has determined that ground-disturbing activities may resume in the area of the find, or in alternate locations on the site, as approved by the project's qualified archaeologist, in consultation with any required federal, state, local, or Tribal authorities.

CR-2: The discovery of human remains is always a possibility during ground disturbing activities. If human remains are found, the State of California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. In the event of an unanticipated discovery of human remains, the County Coroner must be notified immediately. If the human remains are determined to be prehistoric, the coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a most likely descendant (MLD). The MLD shall complete the inspection of the site within 48 hours of notification and may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.

VI.ENERGY

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?</p> <p>b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?</p>				

Discussion:

- a) **No Impact:** The project is an 810 kW DC photovoltaic 15 panel array to offset energy use of an on-site industrial cold storage facility, United States Cold Storage, by 25%. The arrays will consist of solar panels installed on pile-driven steel structures, various pad top electrical equipment such as switchgear, transformers, and inverters, and overhead or underground electrical circuits. The Project would use the existing electrical power at the site. Development of the proposed project would involve the use of energy during construction and at operation. Site preparation, grading, paving, and building construction would consume energy in the form of gasoline and diesel fuel through the operation of heavy off-road equipment, trucks, and worker traffic. Consumption of such resources would be temporary and would cease upon the completion of construction. The Project construction is not anticipated to require a substantial amount of additional energy beyond the existing consumption of the current cold storage facility. Therefore, impacts *would be less than significant*.
- b) **No Impact:** The 2035 City of Tulare General Plan and Climate Action Plan identify the importance in alternative and renewable energy sources for the City’s future energy production (City of Tulare, 2013). To improve air quality and achieve greenhouse gas emissions reductions mandated by recent State legislation (AB 32), sustainable and renewable alternative energy sources including wind, solar, hydroelectric and biomass energy can be promoted, and energy conservation measures encouraged.

The proposed solar array Project will not result in the emissions of hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), or sulfur hexafluoride (SF6), the other gases identified as GHG in AB 32. The proposed Project will comply with all regulations and standards established by the SJVAPCD that have been designed to ensure that the region meets the goals of AB 32, SB 1078, SB 107 and Executive Order S-14-08. The Project would also help the City meet the goals of reduction of

GHG emissions by encouraging the use of renewable energy sources to offset the use of gasoline, diesel and natural gas. Therefore, the project would have *no impact*.

Mitigation Measures: None required.

VII.GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:</p> <ul style="list-style-type: none"> i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. ii. Strong seismic ground shaking? iii. Seismic-related ground failure, including liquefaction? iv. Landslides? <p>b) Result in substantial soil erosion or the loss of topsoil?</p> <p>c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?</p> <p>d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?</p> <p>e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?</p>				

Discussion:

- a) **Less Than Significant Impact:** According to the City of Tulare’s General Plan EIR, no active faults underlay the project site. Although the project is located in an area of low seismic activity, the project could be affected by ground shaking from nearby faults. The potential for strong seismic ground shaking on the project site is not a significant environmental concern due to the infrequent seismic activity of the area and the distance to active fault lines. Therefore, the proposed project would not expose people to seismic ground shaking beyond the conditions that currently exist throughout the project area. The project would be constructed to the standards of the most recent seismic Uniform Building and Safety Code (UBSC). Compliance with these design standards will ensure potential impacts related to strong seismic ground shaking would be *less than significant*.
- i) **Less Than Significant Impact:** According to the Tulare General Plan EIR (Chapter 3.6), the City is not within an Alquist-Priolo Earthquake Fault Zone or near any known faults. The nearest minor fault line is the Poso Creek fault zone, and the nearest major fault line, which lies outside of Tulare County, is the San Andreas fault zone. According to the Five County Seismic Safety Element (FCSSE), Tulare County is located in the V-1 zone. This zone includes most of the eastern San Joaquin Valley, and is characterized by a relatively thin section of sedimentary rock overlying a granitic basement. Amplification of shaking that would affect low to medium-rise structures is relatively high, but the distance of the faults that are expected sources of the shaking is sufficiently great, therefore the effects would be minimal. The requirements of Zone II of the UBSC should be adequate for normal facilities. Therefore, any impacts resulting from the rupture of a known earthquake fault would be *less than significant*.
- ii) **Less Than Significant Impact:** According to the Tulare General Plan EIR (Chapter 3.6), Tulare County is characterized as Severity Zone “Nil” and “Low” for ground shaking events. Deaggregation of the hazard was performed by using the USGS Interactive Deaggregation website, and it was found that all faults within a 20-mile radius are quaternary faults between the ages of 750,000 and 1.6 million years old. Quaternary faults are defined as those faults that have been recognized at the surface and which have evidence of movement in the past 1.6 million years, which is the duration of the Quaternary Period. Due to the distance and types of faults in the proposed project vicinity, strong ground shaking is unlikely. Therefore, impacts are expected to be *less than significant*.
- iii) **Less Than Significant Impact:** Liquefaction is a phenomenon whereby unconsolidated and/or near-saturated soils lose cohesion and are converted to a fluid state as a result of severe vibratory motion. The relatively rapid loss of shear soil strength during strong earthquake shaking results in temporary, fluid-like behavior of the soil. The project area

is not located within an area mapped to have a potential for liquefaction. Therefore, the impact would be *less than significant*.

- iv) **No Impact:** Landslides are not a significant threat as the topography within the proposed project area is relatively flat. No geologic landforms exist on or near the site that would result in a landslide event. Therefore, the proposed project would result in *no impact*.

- b) **Less Than Significant Impact:** Since the project site is relatively flat, minimal grading would be required to accommodate the placement of the PV arrays and associated equipment. Although construction activities may result in a loss of topsoil, any soil erosion impacts would be temporary. Additionally, implementation of adopted management practices and compliance with SJVAPCD standard measures will ensure that these impacts remain *less than significant*.

- c) **Less Than Significant Impact:** Soils associated with the project site are considered stable and have a low capacity for landslides, lateral spreading, subsidence, liquefaction or collapse. According to the USDA Natural Resource Conservation Service's Web Soil Survey, the project site is located on soil classified as Colpien Loam. Colpien Loam soils generally show moderate shrink-swell behavior and are considered stable. Since the soils associated with the project area are considered to be stable, and the project would not require activities that would increase the risk of landslides, lateral spreading, subsidence, liquefaction, or collapse, the impact is expected to be *less than significant*.

- d) **Less Than Significant Impact:** According to the USDA Natural Resource Conservation Service's Web Soil Survey, the soil associated with the project site is classified as Colpien Loam. This soil type shows moderate shrink-swell behavior and is considered stable. The project would not intensify shrink-swell behavior, promote soil instability, or expose people or property to risks associated with expansive soils. Therefore, the impacts are expected to be *less than significant*.

- e) **No Impact:** Since the project would not require any permanent staff, and no water service is proposed to the site, the project is not expected to produce wastewater. Therefore, no septic system or other disposal facilities would be required, and *no impacts* are expected.

Mitigation Measures: None.

VIII. GREENHOUSE GAS EMISSIONS

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?</p> <p>b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?</p>				

Climate Change – (also referred to as Global Climate Change) is sometimes used to refer to all forms of climatic inconsistency, but since the Earth’s climate is never static, the term is more properly used to imply a significant change from one climatic condition to another. In some cases, climate change has been used synonymously with the term “global warming.” However, scientists tend to use the term to address uneven patterns of predicted global warming and cooling, which includes natural changes in climate.

Global Warming – refers to an increase in the near surface temperature of the Earth. Global warming has occurred in the distant past as the result of natural influences, but the term is commonly used to refer to the warming predicted to occur due to increased greenhouse gas (GHG) emissions. Scientists generally agree that the Earth’s surface has warmed by about 1°F in the past 140 years, but warming is not predicted evenly around the globe. Due to predicted changes in ocean currents, some places that are currently moderated by warm ocean currents are predicted to fall into deep freeze as the pattern changes.

Greenhouse Effect – is the warming of the Earth’s atmosphere attributed to a buildup of CO₂ or other gases; some scientists believe that this build-up allows the sun’s rays to heat the Earth, while making the infrared radiation atmosphere opaque to infrared radiation, thereby preventing a counterbalancing loss of heat.

Greenhouse Gases – are those that absorb infrared radiation in the atmosphere. GHGs include water vapor, CO₂, methane, nitrous oxide (N₂O), halogenated fluorocarbons, ozone, per fluorinated carbons (PFCs), and hydrofluorocarbons.

Discussion:

- a) **No Impact:** GHG emissions for the construction and operation of this solar energy generation facility were modeled using the California Emissions Estimator Model (CalEEMod) results for a similar project, Kraft Solar Project 2017, in the City of Tulare.

Construction Phase

Greenhouse gas emissions, generated during construction, would include activities such as site preparation, solar array installation, and utility conduit boring/trenching. The CalEEMod Emissions report predicts that this project would create a maximum of 287.452 Metric Tons (MT) of CO₂E per year.

Operational Phase

While in operation, the project will result in the reduction of CO₂E emissions by 1,494.109 MT per year. This is due to the fact that solar arrays produce far more energy than what is required to operate and maintain them. The energy produced from this project will offset existing energy uses of the US Cold Storage facility, reducing the demand for energy from non-renewable sources that contribute to GHG emissions.

Since any GHG emissions from construction would be easily offset during operation of the solar energy facility, and since the project would continue to provide clean energy *no impacts* are expected.

- b) **No Impact:** California State Legislature enacted AB32 in 2006, which is also known as the California Global Warming Solutions Act of 2006. AB32 focuses on reducing GHG emissions throughout California. The proposed project facilitates this goal by replacing energy generation techniques that contribute to GHG emissions with clean, solar powered energy generation. This project will continue to provide clean energy for approximately 25 years, which will contribute to the success of future GHG emission targets set forth by the SJVAD and the State of California. The project does not conflict with any applicable plan, policy, or regulation of an agency adopted for reducing GHG emissions. Therefore, *no impacts* are expected.

Mitigation Measures: None.

IX. HAZARDS AND HAZARDOUS MATERIALS

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				

- f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

Based on the Phase I Environmental Site Assessment, conducted in January 2020, no use or storage of hazardous materials were observed on the parcel on the day of the inspection, as can be seen in Photographs 1 - 4 in Appendix C, Phase I ESA.

Discussion:

- a) **Less Than Significant Impact:** Project construction activities may involve the use and transport of hazardous materials. During construction, the contractor will use fuel trucks to refuel onsite equipment, and may use paints and solvents to a limited degree. The project must adhere to applicable zoning and fire regulations regarding the use and storage of any hazardous substances. Further, there is no evidence that the site has been used for underground storage of hazardous materials. Therefore, the proposed project will have *less than significant* impacts to hazardous materials.
- b) **No Impact:** There is no reasonably foreseeable condition or incident involving the project that could result in release of hazardous materials into the environment because the proposed project would simply install a solar panel array to support the energy use of the US Cold Storage facility. There are *no impacts*.
- c) **No Impact:** The project is not located within ¼ mile of an existing or proposed school, and there is no reasonably foreseeable condition or incident involving the emission, handling, or disposal of hazardous materials, substances, or waste that would affect areas within ¼ miles of existing or proposed school sites. The project does not involve the use or storage of hazardous substances other than small amounts of paint and solvents and fuel tanks used to refuel onsite equipment. All use of hazardous materials would be limited to construction. Because of the limited use of hazardous materials and the distance from the project site to any existing or proposed schools, there is *no impact*.
- d) **No Impact:** The project site is not listed as a hazardous materials site pursuant to Government Code Section 65962.5 and is not included on a list compiled by the Department of Toxic Substances Control. There would be *no impact*.
- e) **No Impact:** The proposed project is located just under 2 miles northwest of Mefford Field Airport. The Tulare Municipal Airport Land Use Compatibility Plan was developed to create a

framework of plan policies and development regulations that would prevent the siting of incompatible uses adjacent to the Tulare Municipal Airport. A secondary purpose of the plan is to present clear and concise plan policies that offer adjacent property owners clear direction in terms of what can be developed on properties adjacent to the Airport. The Tulare Municipal Airport Land Use Compatibility Plan shows that the project site is within the remainder area within the Airport Influence Area. The Tulare Municipal Airport Land Use Compatibility Table shows that Electric Power Plants (including wind turbines and solar) are a compatible use within this portion of the Airport Influence Area and therefore, implementation of the proposed project would have a less than significant impact.

- f) **No Impact:** The proposed project would be located within the existing U.S. Cold Storage Facility, which has existing access for emergency response and evacuation. In addition, the City's design and environmental review procedures shall ensure compliance with emergency response and evacuation plans. The site plan will also be reviewed by the Fire Department per standard City procedure to ensure consistency with emergency response and evacuation needs. Therefore, the proposed project would have *no impact* on emergency evacuation.
- g) **No Impact:** There are no wildlands in the vicinity of the proposed project site. Furthermore, project construction would not require blasting or any other technique that would increase wild land fires. Installation and maintenance of the project would result in a reduction of brush at the project site and would therefore reduce the threat of wildfire in the area. For these reasons, the proposed project would *have no impact* to wildland fires.

Mitigation Measures: None required.

X. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<ul style="list-style-type: none"> a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality? b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: <ul style="list-style-type: none"> i. result in substantial erosion or siltation on- or off-site? ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; iii. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff, or iv. impede or redirect flood flows? d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? 				

The topography for the general area Subject Property is relatively flat, with a slight sloping to the southwest. The elevation is approximately 285 feet above sea level. The Tulare Canal is to the south and the "Town Ditch", as it is labeled on 1951 Tulare USGS map, is to the northwest. The California State

Water Resources Control Board's GeoTracker database was searched for information on groundwater in the area. A Case Closure Summary was found for a leaking underground storage tank (LUST) approximately 0.63 miles to the northeast, at 1010 South Blackstone Street in Tulare. The summary, dated September 9, 2011, was prepared by the Tulare County Environmental Health Department. This summary stated that groundwater in the area of this LUST site was measured to be from 87.48 to 116.44 feet below ground surface, and the direction of groundwater flow was shown to vary from the southeast (during high water table) to the northwest (during low water table).

Discussion:

- a) **No Impact:** This project will not violate any water quality standards of waste discharge requirements. No wastewater will be created as a result of project, as the project does not include on-site restroom facilities or water disposal facilities and no water service is proposed to the site. Because the project will not violate any water quality standards or result in the creation of wastewater, there is *no impact*.
- b) **Less Than Significant Impact:** The proposed project would not have a significant impact on groundwater resources. During construction, water trucks will bring water for use during construction (approximately 2,000 gallons per day). Water services are not proposed to the project site and water will not be used regularly as a part of project operations following construction. Periodic site maintenance would include washing the solar panels which is anticipated to occur two times or less per year. Because the project would use a minimal amount of water during construction and a negligible amount of water during operations, the proposed project would not substantially deplete ground water supplies or interfere substantially with groundwater recharge. The project will result in *Less than significant impacts*.
- c) **Less Than Significant Impact:** The proposed project will not alter existing drainage patterns. Stormwater runoff is pooled on-site in proposed dry retention pond before discharging towards existing City storm drain facilities on East Levin Ave, which follows existing drainage patterns. The project areas are generally flat and no significant grading or leveling will be required. Added impervious surfaces will be negligible and limited to equipment pads, racking posts, and fence posts, as the tracking solar arrays will allow for storm water to run off and percolate into the soil. Therefore, there will be *less than significant* impacts to erosion or siltation on or off site.
- d) **No Impact:** The proposed project is located in a relatively flat area and is not located near any levees or dams. The two closest dams that could cause flooding are Terminus Dam and Success Dam, both of which are located more than 30 miles away. Although there are numerous Tulare Irrigation District Canals located throughout the City of Tulare, the canals do not include storage for the amount of water resulting from a structural failure. Although there is risk of a flood occurring, this project would not increase this risk, or expose additional people or structures to significant risk of loss, injury, or death involving flooding as a result of the failure of a levee or dam. The proposed project is located inland and not near an ocean or large body of water, therefore, would not be affected by a tsunami. The proposed project is located in a relatively flat area and would not be impacted by inundation related to mudflow. Therefore, there will be *no impact* to flooding, tsunami, or seiche, on or off site.

- e) **Less Than Significant Impact:** The proposed project will not alter existing drainage patterns. Stormwater runoff is pooled on-site in proposed dry retention pond before discharging towards existing City storm drain facilities on East Levin Ave, which follows existing drainage patterns. The project areas are generally flat and no significant grading or leveling will be required. Added impervious surfaces will be negligible and limited to equipment pads, racking posts, and fence posts, as the tracking solar arrays will allow for storm water to run off and percolate into the soil. Therefore, there will be *less than significant* impacts to water quality or groundwater management on or off site.

Mitigation Measures: None required.

XI. LAND USE AND PLANNING

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?				
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				

The Project site is located on a relatively flat, open area, situated within gently sloping terrain, surrounded by commercial/industrial development and residential properties, at an approximate elevation between 278 - 282 feet Above Mean Sea Level (AMSL). The Subject Property is located south of East Walnut Avenue, north of East Levin Avenue and west of the Golden State Highway. The Tulare County Fairgrounds is located northwest of the Subject Property. Lincoln School and Saint Rita’s Catholic Church are located north of the Subject Property. Cypress and Parkwood Meadows Parks area located east and west of the Subject Property. The remainder of the surrounding properties consists primarily of commercial and industrial development.

Discussion:

- a) **No Impact:** The proposed project will not physically divide an established community and there will be *no impacts*.
- b) **No Impact:** The proposed project is a permitted use with the approval of a Conditional Use Permit under the current zoning and general plan land use designations. The project does not conflict with any land use plans for the area, and there is *no impact*.

Mitigation Measures: None required.

XII. MINERAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				

Discussion:

a,b) **No Impact:** There are no known mineral resources of importance to the region and the project site is not designated under the City’s General Plan as an important mineral resource recovery site. Therefore, the proposed project would not result in the loss or impede the mining of regionally or locally important mineral resources and less than significant impact would result. There is *no impact*.

Mitigation Measures: None required.

XIII.NOISE

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?</p> <p>b) Generation of excessive groundborne vibration or groundborne noise levels?</p> <p>c) For a project within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport expose people residing or working in the project area to excessive noise levels?</p>				

The City of Tulare’s Noise Element was adopted in 2013 to protect the citizens of the City of Tulare from the harmful effects of exposure to excessive noise pollution and to protect the economic base of the City by preventing the encroachment of incompatible land uses near known noise-producing industries, railroads, airports and other sources. Noise pollution is defined as unwanted or excessive sound. Sound is a variation in air pressure that the human ear can detect. This pressure is measured within the human hearing range as decibels on the A scale (dBA). As the pressure of sound waves increases, the sound appears louder and the dBA level increases logarithmically. A noise level of 120 dB represents a million fold increases in sound pressure above the 0 dB level.

Discussion:

- a) **Less Than Significant Impact:** The proposed project will result in an increase in noise levels due to construction, however long term noise level increases are not expected. Construction activities associated with implementation of the proposed project could temporarily increase ambient noise levels. Construction equipment would include generators, excavators, bore/drill Rigs, track-mounted skid steers, plate compactors and backhoes. High noise levels resulting from construction activities generally would be limited to daytime hours. The City’s Ordinance requires noise-producing equipment used during construction shall be restricted to the hours of 6:00 a.m. to 10:00 p.m. These noise levels would be intermittent and short term, and would be

considered *less than significant*. Therefore, exposure of persons to or generation of noise levels in excess of standards established in the General Plan would be *less-than-significant*.

- b) **Less Than Significant Impact:** The proposed Project is expected to create temporary ground-borne vibration as a result of the construction activities (during site preparation and grading). According to the U.S. Department of Transportation, Federal Railroad Administration, vibration is sound radiated through the ground. The rumbling sound caused by the vibration is called ground-borne noise. The ground motion caused by vibration is measured as particle velocity in velocity level, and in residential areas is usually around 50 VdB. A list of typical vibration generating equipment is shown in Table 5. However, the Project does not propose to use this specific equipment. The table is meant to illustrate typical levels of vibration for various pieces of equipment in inches per second and is referenced as vibration decibels (VdB). The background vibration velocity level in residential areas is usually around 50 VdB. A list of typical vibration generating equipment is shown in Table 5. However, the Project does not propose to use this specific equipment. The table is meant to illustrate typical levels of vibration for various pieces of equipment.

**Table 5
Different Levels of Ground – borne Vibration**

Vibration Velocity Level	Equipment Type
104 VdB	Pile Driver (impact), typical
93 VdB	Pile driver (sonic), typical
94 VdB	Vibratory roller
87 VdB	Large bulldozer
87 VdB	Caisson drilling
86 VdB	Loaded trucks
79 VdB	Jackhammer
58 VdB	Small bulldozer

Source: (Federal Transit Administration, 2006)

Note: 25 feet from the corresponding equipment.

The vibration velocity level threshold of perception for humans is approximately 65 VdB. A vibration velocity level of 75 VdB is the approximate dividing line between barely perceptible and distinctly perceptible levels for many people.

Typical outdoor sources of perceptible ground-borne vibration are construction equipment and traffic on rough roads. For example, if a roadway is smooth, the ground-borne vibration from traffic is rarely perceptible.

Typically, ground-borne vibration generated by construction activity attenuates rapidly with distance from the source of the vibration. Therefore, vibration issues are generally confined to distances of less than 500 feet (U.S. Department of Transportation, 2005). A few residences are located within 500 feet of the proposed Project site. Potential sources of temporary vibration during construction of the proposed Project would be minimal and would include transportation of equipment to the site, and operation of equipment during

construction of the solar array. Construction activity would include various site preparation, grading, fabrication, and site cleanup work. Construction would not involve the use of equipment that would cause high ground-borne vibration levels such as pile-driving or blasting. Once constructed, the proposed Project would not have any components that would generate high vibration levels. Thus, given the type of construction activity proposed, and the operational characteristics of the proposed Project, vibration impacts would be *less than significant*.

- c) **Less Than Significant Impact:** Although Mefford Field Airport is located approximately 2 miles northwest of the project site and within an airport planning area, the proposed project does not involve the construction of residences near the airport. Workers during project construction may be impacted by the excessive noise of the nearby airport. This impact would be limited to project construction as operation of the project would not require permanent employees. Because any noise related impacts to workers would be short term, the impact would be *less than significant*.

Mitigation Measures: None required.

XIV. POPULATION AND HOUSING

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				

Discussion:

a, b) **No Impact:** The Project would not result in any population growth or population displacement in the City of Tulare. The project would not provide any long-term employment opportunities that would lead to increased population growth, and no persons would be displaced as a result of project construction. Construction would occur on vacant land zoned as Heavy Industrial. There are no existing residences that would be removed and no individuals would be displaced because of the project area. Therefore, the impact is *no impact*.

Mitigation Measures: None required.

XV.PUBLIC SERVICES

<p>Would the project:</p>	<p>Potentially Significant Impact</p>	<p>Less Than Significant with Mitigation Incorporated</p>	<p>Less Than Significant Impact</p>	<p>No Impact</p>
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Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

- a) Fire protection?
- b) Police protection?
- c) Schools?
- d) Parks?
- e) Other public facilities?

Discussion:

- a. **Less Than Significant Impact:** The City of Tulare will provide fire protection services to the project site. To offset the impact to the City’s Fire Department, the project Applicant will be required to pay impact/development fees. The impact is *therefore less than significant*.
- b. **Less Than Significant Impact:** The City of Tulare will provide police protection services to the project site. To offset the impact to the City’s Police Department, the project Applicant will be required to pay impact/development fees. The impact is *therefore less than significant*.
- c. **No Impact:** Because the project will not result in additional residents, the project will not increase the number of students in the school district. Therefore, there is *no impact*.
- d. **No Impact:** The City standard is currently 4.0 acres of parkland per 1,000 population. Because the project will not result in additional residents, the project will not create need for additional parkland. Therefore, there is *no impact*.
- e. **No Impact:** The proposed project would generate its own electricity with the ultimate goal to offset electrical demand from non-renewable energy sources, and therefore

would not increase, but rather offset demand for electricity. The proposed operation of the solar arrays will not need additional utility services, nor would it increase demand for any other public facilities. There would be *no impacts*.

Mitigation Measures: None required.

XVI.RECREATION

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?</p> <p>b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?</p>				

Discussion:

- a) **No Impact:** The City standard is currently 4.0 acres of parkland per 1,000 population. Because the project will not result in additional residents, the project will not create need for additional parkland. Therefore, there is *no impact*.
- b) **No Impact:** There are no parkland or recreational facilities associated with the project. The City standard is currently 4.0 acres of parkland per 1,000 population. Because the project will not result in additional residents, the project will not create need for additional parkland. Therefore, there is *no impact*.

Mitigation Measures: None required.

XVII. TRANSPORTATION

Would the project:

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

Discussion:

The Property is located on the northern side of Levin Avenue to the east of "O" Street and to the west of Blackstone Street. Walnut Avenue is to the north and Continental Avenue is to the south. It is located to the south of Bardsley Avenue and to the north and Paige Avenue. State Highway 99 (the Golden State Highway) is to the east.

- a) **No Impact:** The project will have no impact on any plans, ordinances, or policies related to the effectiveness or performance of the circulation system. The project will adhere to all design standards established by the city. There would *no impact*.
- b) **Less Than Significant Impact:** The Subject Property is located south of East Walnut Avenue, north of East Levin Avenue and west of the Golden State Highway. During construction, the number of vehicles accessing the project site would do so by way of the service road extending west of the Golden State Highway and East of Levin Avenue, and will not exceed more than 80 peak A.M or P.M. trips. Any congestion during construction would be temporary. Impacts would be *less than significant*.
- c) **No Impact:** The proposed project is located just under 2 miles northwest of Mefford Field Airport. An aeronautical study was conducted by the Federal Aviation Administration (FAA)

under the provisions of 49 U.S.C Section 44718. The study found that the project does not exceed obstruction standards and would not be a hazard to air navigation. The project would have *no impact* on air traffic patterns.

- d) **No Impact:** No design feature associated with the project would pose a hazard risk. All motorized construction equipment (excavators, backhoes, graders, etc.) would be remain on site. No changes would be made to intersections near the project site. There would be *no impact*.
- e) **Less Than Significant Impact:** Existing emergency access to the site would be via a service road extending the entrance of the U.S. Cold Storage Facility. Access along this road is not expected to be impacted by the proposed project. The project would not result in inadequate emergency access and there would be *no impacts*.
- f) **No Impact:** The project would not conflict with any other travel policies plans or programs regarding public transit, bicycle, or pedestrian facilities. There would be *no impact*.

Mitigation Measures: None required.

XVIII. TRIBAL AND CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<ul style="list-style-type: none"> a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is: <ul style="list-style-type: none"> i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or 				

- ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1 the lead agency shall consider the significance of the resource to a California Native American tribe.

Discussion:

- a) **No Impact:** The proposed project is located on a site that has been previously disturbed and was most recently disturbed during disking activities to control vegetation. The Project site is within the limits of the City of Tulare and is not listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k). Therefore, there is *no impact*.
- b) **Less Than Significant with Mitigation Incorporated:** The proposed project is located on a site that has been previously disturbed and was most recently disturbed during disking activities to control vegetation. Nonetheless, the presence of remains or unanticipated cultural resources under the ground surface is possible. Implementation of **Mitigation Measure CR-1** would ensure that impacts due to discovery of unanticipated cultural resources during excavation would be *less than significant with mitigation incorporated*.

Mitigation Measures:

CR-1: If cultural resources or bones are encountered during ground-disturbing activities, work in the immediate area must halt and an archaeologist meeting the Secretary of Interior’s Professional Qualifications Standards for archaeology (NPS 1983) shall be contacted immediately to evaluate the find. If the discovery proves to be significant, additional work such as data recovery, excavation, and Native American consultation may be warranted until the qualified archaeologist has determined that ground-disturbing activities may resume in the area of the find, or in alternate locations on the site, as approved by the project’s qualified archaeologist, in consultation with any required federal, state, local, or Tribal authorities.

XIX.UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?</p> <p>b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?</p> <p>c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?</p> <p>d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?</p> <p>e) Comply with federal, state, and local management and reduction statues and regulations related to solid waste?</p>				

The utility services to the properties in the area of the Subject Property are provided by a variety of vendors. Gas is provided by Southern California Gas Company; electric service by Southern California Edison; and trash, water and sewage treatment by the City of Tulare. Additional utility services would be not be required as a result of this project. The PV energy generation facility will produce electricity and connect to the existing electric meters for use onsite. No on-site restroom facilities are included in the project because the project site would not house any permanent employees. Therefore, no wastewater would be produced and no septic system or other disposal facilities would be required. Additionally, no water service is proposed to the site.

Discussion:

- a) **No Impact:** No on-site restroom facilities are included in the project because the project site would not house any permanent employees. Therefore, no wastewater would be produced and no septic

system or other disposal facilities would be required. This project will not lead to the creation of wastewater and will not exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board. Therefore, the project has *no impact*.

- b) **No Impact:** The project will not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities. No water service is proposed to the site. This project will not lead to the creation of wastewater and there is *no impact*.
- c) **Less Than Significant Impact:** The proposed project will not alter existing drainage patterns and would not significantly contribute to stormwater runoff. The project areas are generally flat and no significant grading or leveling will be required. Stormwater runoff is pooled on-site in proposed dry retention pond before discharging towards the existing City storm drain facilities in East Levin Ave, which follows the existing drainage patterns. Added impervious surfaces will be negligible and limited to equipment pads, racking posts, and fence posts, as the tracking solar arrays will allow for storm water to run off and percolate into the soil. Construction and grading activities could create a potential for surface water to carry sediment from onsite erosion into the storm water system and downstream waterways. However, implementation of adopted stormwater pollution prevention management practices and compliance with the provisions of the National Pollutant Discharge Elimination System (NPDES) permit will ensure that these impacts remain *less than significant*.
- d) **No Impact:** Water entitlements are not proposed for the site. Water will be brought in using water trucks during construction and on a semiannual basis for solar panel cleaning and maintenance. This project will have *no impact* on existing water entitlements.
- e) **No Impact:** No on-site restroom facilities are included in the project because the project site would not house any permanent employees. Therefore, no wastewater would be produced and no septic system or other disposal facilities would be required. There would be *no impacts* to the applicable wastewater treatment provider.
- f) **Less Than Significant Impact:** The City of Tulare disposes of its solid waste at the Visalia Disposal Site. During construction, all solid waste generated by the project would be cleaned up daily and disposed of at this facility. The landfill has sufficient permitted capacity to accommodate the project's solid waste disposal needs. No waste would be generated during project operations. Any impacts would be *less than significant*.
- g) **No Impact:** During construction, all solid waste generated by the project would be cleaned up daily and disposed of at the Visalia Disposal Site. This facility conforms to all applicable statutes and regulations related to solid waste disposal. The proposed project would comply with the adopted policies related to solid waste, and would comply with all applicable federal, state, and local statutes and regulations pertaining to disposal of solid waste, including recycling. Therefore, the proposed project would have *no impact* on solid waste regulations.

Mitigation Measures: None required.

XX. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones

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

Discussion:

- a) **No Impact:** The Project is not located in or near State Responsibility Areas or lands classified as very high fire hazard severity zone (City of Tulare, 2013). The proposed project would be located within the existing U.S. Cold Storage Facility, which has existing access for emergency response and evacuation. In addition, the City’s design and environmental review procedures shall ensure compliance with emergency response and evacuation plans. The site plan will also be reviewed by the Fire Department per standard City procedure to ensure consistency with emergency response and evacuation needs. Therefore, the proposed project would have *no impact* on emergency evacuation.

- b) **No Impact:** The Project area is flat, with little topography. The surrounding area is developed with industrial uses. It is not located in or near State Responsibility Areas or lands classified as very high fire zones (City of Tulare, 2013). The Project would comply with all applicable building codes and standards related to fire suppression and protection and would not create a significant impact related to wildfires. There are no wildlands in the vicinity of the proposed project site. Furthermore, Project construction would not require blasting or any other technique that would increase wild land fires. Installation and maintenance of the project would result in a reduction of brush at the project site and would therefore reduce the threat of wildfire in the area. For these reasons, the proposed project would *have no impact*.
- c) **No Impact:** The Project requires the installation of new electrical lines to route existing electrical power to the pump(s) for the heat transfer fluid and the control equipment for the solar facility. However, this construction would not result in significant impacts to the environment, since the project is not located within or in the vicinity of areas near State Responsibility Areas or lands classified as very high fire hazard severity zones (City of Tulare, 2013). The Project does not require the installation or maintenance of infrastructure that would result in temporary or permanent impacts that may exacerbate fire risk. Therefore, there would be *no impact*.
- d) **No Impact:** As noted previously, the Project site and surrounding area is relatively flat with no slopes or steep inclines that would cause flooding or landslides, slope instability or drainage changes. It is also in an area with a low risk of wildfires. The facility is located on flat land adjacent to an existing cheese manufacturing facility. The Project is not anticipated to result in any permanent change in topography or drainage. There would be *no impact*.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>e) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?</p> <p>f) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?</p> <p>g) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</p>				

Discussion:

- a) **Less Than Significant Impact with Mitigation Incorporation:** This initial study/mitigated negative declaration found the project could have significant impacts on biological and cultural resources. However, implementation of the identified mitigation measures for each respective section would ensure that impacts are *less than significant with Mitigation Incorporation*.
- b) **Less Than Significant Impact:** CEQA Guidelines Section 15064(i) states that a Lead Agency shall consider whether the cumulative impact of a project is significant and whether the effects of the project are cumulatively considerable. The assessment of the significance of the cumulative effects of a project must, therefore, be conducted in connection with the effects of past projects, other current projects, and probable future projects. Due to the nature of the project and consistency with environmental policies, incremental contributions to impacts are considered less than cumulatively considerable. The proposed project would not contribute

substantially to adverse cumulative conditions, or create any substantial indirect impacts (i.e., increase in population could lead to an increase need for housing, increase in traffic, air pollutants, etc.). Impacts would be *less than significant*.

- c) **Less Than Significant Impact:** The analyses of environmental issues contained in this Initial Study indicate that the project is not expected to have substantial impact on human beings, either directly or indirectly. Mitigation measures have been incorporated in the project design to reduce all potentially significant impacts to less than significant, which results in a *less than significant* impact to this checklist item.

MITIGATION MONITORING AND REPORTING PROGRAM

As required by Public Resources Code Section 21081.6, subd. (a)(1), a Mitigation Monitoring and Reporting Program (MMRP) has been prepared for the project in order to monitor the implementation of the mitigation measures that have been adopted for the project. This Mitigation Monitoring and Reporting Program (MMRP) has been created based upon the findings of the Initial Study/Mitigated Negative Declaration (IS/MND) for the 810 kW photovoltaic (PV) energy generation facility proposed by EnterSolar in the City of Tulare.

The first column of the table identifies the mitigation measure. The second column names the party responsible for carrying out the required action. The third column, “Timing of Mitigation Measure” identifies the time the mitigation measure should be initiated. The fourth column, “Responsible Party for Monitoring,” names the party ensuring that the mitigation measure is implemented. The last column will be used by the City to ensure that the individual mitigation measures have been monitored. Plan checking and verification of mitigation compliance shall be the responsibility of the City of Tulare.

Table 1
Mitigation Monitoring Program Table

Mitigation Measures	Responsible Party	Timing	Impact After Mitigation
Mitigation Measure BR-1: To the extent practicable, construction shall be scheduled to avoid the Swainson’s hawk nesting season, which extends from March through August. If it is not possible to schedule work between September and February, a qualified biologist shall conduct a survey for active Swainson’s hawk nests within 0.50 miles of the project site no more than 14 days prior to the start of construction. If an active nest is found within 0.50 miles, and the qualified biologist determines that project activities would disrupt nesting, a construction-free buffer or limited operating period shall be implemented in consultation with the CDFW.	Developer Qualified Biologist	Prior to ground disturbing activities	Less than significant

Mitigation Measure BR-2: To the extent practicable, construction shall be scheduled to avoid the nesting season, which extends from February through August. If it is not possible to schedule construction between September and January, pre-construction surveys for nesting birds shall be conducted by a qualified biologist to ensure that no active nests will be disturbed during project implementation. A pre-construction survey shall be conducted no more than 14 days prior to the initiation of construction activities. During this survey, the qualified biologist shall inspect all potential nest substrates in and immediately adjacent to the impact areas for nests. If an active nest is found close enough to the construction area to be disturbed by these activities, the qualified biologist shall determine the extent of a construction-free buffer to be established around the nest. If work cannot proceed without disturbing the nesting birds, work may need to be halted or redirected to other areas until nesting and fledging are completed or the nest has otherwise failed for non-construction related reasons.

Developer
Qualified Biologist

Prior to
ground
disturbing
activities

Less than
significant

Mitigation Measure CR-1: If cultural resources or bones are encountered during ground-disturbing activities, work in the immediate area must halt and an archaeologist meeting the Secretary of Interior’s Professional Qualifications Standards for archaeology (NPS 1983) shall be contacted immediately to evaluate the find. If the discovery proves to be significant, additional work such as data recovery, excavation, and Native American consultation may be warranted until the qualified archaeologist has determined that ground-disturbing activities may resume in the area of the find, or in alternate locations on the site, as approved by the project’s qualified archaeologist, in consultation with any required federal, state, local, or Tribal authorities.

Developer

Ongoing
during
construction

Less than
significant

Mitigation Measure CR-2: If cultural resources are encountered during ground-disturbing activities, work in the immediate area must halt and an archaeologist meeting the Secretary of Interior’s Professional Qualifications Standards for archaeology (NPS 1983) should be contacted immediately to evaluate the find. If the discovery proves to be significant under CEQA, additional work such as data recovery excavation and Native American consultation may be warranted to mitigate any adverse effects.

Developer

Ongoing
during
construction

Less than
significant

CHAPTER 4 REFERENCES – SUPPORTING SOURCES

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California San Joaquin Air Pollution Control District, Current Regulations

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http://www.dot.ca.gov/hq/LandArch/scenic_highways/index.htm

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National Wetlands Inventory Map, April 2020

<https://www.fws.gov/wetlands/data/mapper.html>

Tulare City Zoning Ordinance

http://www.amlegal.com/codes/client/tulare_ca/

Tulare County General Plan

<https://tularecounty.ca.gov/rma/index.cfm/planning-building/general-plan/>

U.S. Department of Agriculture, Natural Resources Conversation Service

<https://websoilsurvey.nrcs.usda.gov/app/HomePage.htm>

CHAPTER 5 LIST OF PREPARERS

Project Title: USCS, Tulare Solar Project

GEP permit

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Colibri Ecological Consulting, LLC.

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APPENDICIES

APPENDIX A

CONSTRUCTION DETAILS

SITE PLAN DETAILS

U.S. Cold Storage Facility Solar Project, Tulare, CA

Project Summary

The Project is located at 1021 East Walnut Avenue in Tulare, Tulare County, California and is known and designated by Tulare County as Tax Map Number 181-080-007 (consisting of approximately 2.2 acres) (the “Subject Property”). The Subject Property is currently owned and managed by United States Cold Storage. The Subject Property currently consists of a warehouse, solar array, a gravel parking lot, undeveloped fields and railroad spur. The project area (referred herein as the “Site”) currently consists of a disked field.

Purpose and Objectives

The EnterSolar is proposing to develop an 810 kW DC photovoltaic array. The arrays will consist of solar panels installed on pile-driven steel structures, various pad top electrical equipment such as switchgear, transformers, and inverters, and overhead or underground electrical circuits. The arrays will be tied directly to a facility’s electrical infrastructure behind the meter. The project is intended to produce approximately 25% percent of the current electrical energy demand of U.S. Cold Storage facility in the City of Tulare. The annual solar energy generated by the project will not exceed annual electricity demand by the facility. The need for such a project is to supplement grid-generated electricity with clean solar energy, with the added benefit of reducing the overall demand and strain on the local electricity grid infrastructure.

Project Location and Existing Conditions

The Subject Property to be located on a relatively flat, open area, situated within gently sloping terrain, surrounded by commercial/ industrial and residential development with agricultural properties, at an approximate elevation between 278 - 282 feet Above Mean Sea Level (AMSL). Surface drainage in the area surrounding the Subject Property is primarily south towards Elk Bayou. The Subject Property is located south of East Walnut Avenue, north of East Levin Avenue and west of the Golden State Highway. The Subject Property primarily consists of an undeveloped disked field. The surrounding properties consist primarily of residential and commercial properties with agricultural properties surrounding the area. The Tulare County Fairgrounds is located northwest of the Subject Property. Lincoln School and Saint Rita’s Catholic Church are located north of the Subject Property. Cypress and Parkwood Meadows Parks area located east and west of the Subject Property. The remainder of the surrounding properties consists primarily of residential and commercial development.

Project Components

EnterSolar is proposing to develop an 810 kW DC photovoltaic 15 panel array. The arrays will consist of solar panels installed on pile-driven steel structures, various pad top electrical equipment such as switchgear, transformers, and inverters, and overhead or underground electrical circuits. The arrays will be tied directly to a facility’s electrical infrastructure behind the meter.

- MV feeders between solar Transformers B1 and B2 (2260ft)

- Solar AC switchboard, generator disconnect switch and transformer
- Inverters and Solar AC subpanels mounted to racks

The project would interconnect to the existing on-site electric meters adjacent to the U.S. Cold Storage facility by way of approximately 5,000-ft of conduit installed using a combination of horizontal directional boring or trenching within the project areas and existing paved roads and parking areas. The solar panels would be low profile with a maximum height of 8 feet above ground. Solar panels proposed for the project are designed to minimize glare using an anti-reflective coating. Limited lighting is proposed on the project site. Manually controlled lights would be installed adjacent to equipment and motion controlled security lighting would be installed at the facility gate, as necessary. All lighting would be shielded and downward facing in order to minimize the amount of light spilling over to surrounding properties and toward the night sky. The solar panels will be similar to the current solar panels located at the project site.

Construction

Project construction will approximately take four months with maximum crew members of 15. Construction of the Project is expected to begin in late August 2020 and be completed in November 2020. Construction activities would generally follow these steps:

9. Mobilization of equipment, materials and staffing resources.
10. Site clearing and preparation. The ground-mount array area would be mowed and cleared of debris and existing concrete foundations, prepared and leveled as needed, and a crushed-rock covered access road would be constructed around the perimeter and along internal maintenance roads. Minimal grading would be required.
11. Construction of security fencing, equipment and materials laydown areas, and inverter/transformer pads.
12. Installation of ground mount array system, including array piers/support structures, solar modules, subsurface cable, inverters/transformers, and other ancillary equipment.
13. Installation of utility conduit from arrays to the point of interconnection at the U.S. Cold Storage facility, using a combination of horizontal directional boring and trenching.
14. Completion of electrical interconnections.
15. Testing and commissioning.
16. Demobilization.

Phase duration, required equipment and staffing are described in Table 1. The increase in traffic would be during the typical work hours. There are parking spaces on the Subject Property off of East Levin Avenue near the Site. Existing paved lots or disturbed unpaved areas adjacent to the facility will be used for temporary construction staging, worker parking, truck loading and unloading facilities, materials stockpiling, and racking assembly. The project site is generally flat; minimal grading, fill, compaction, and erosion control would be required to accommodate the placement of the PV arrays and associated equipment. During construction, water would be used for dust control, concrete mixing, and as drilling liquid for any horizontal boring required (with the majority used for controlling fugitive dust). Water usage is estimated to be up to 2,000 gallons per day during active construction, brought to the site using 2,000- gallon water trucks.

NORTH

x
x
x
x
x

6.38'

x
x
x
x
x
x
x
x
x
x
x

x
x

x x x x x x x x x x

1
C-1 SCALE: 1" = 30' (24x36)

LEGEND

x x
x x

2
C-1 SCALE: NTS

PROJECT META DATA

- ELEVATIONS SHOWN HEREON ARE REPRESENTED IN *NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)* ESTABLISHED FROM GPS DERIVED ELLIPSOID HEIGHTS, APPLYING GEOID 12B SEPARATIONS CONSTRAINING TO NGS CORS STATIONS PROVIDED IN THE "ONLINE POSITIONING USER SERVICE" (OPUS) SOLUTION FOR THIS SPECIFIC SITE.
- BENCHMARK:
AN NGS POINT
DESIGNATION - EVANS
PID - GT1926
STATE/COUNTY - CA / TULARE
USGS QUAD - YULARE 1969
SURVEY DISK SET IN CONCRETE DESCRIBED BY CA DIV OF HIGHWAYS 1976 STATION IS LOCATED, AIRLINE, ABOUT 1-1/2 MILES SOUTH OF TULARE AND 6 MILES NORTH-NORTHWEST OF TIPTON, NAVD 88 ORTHO HEIGHT 279.7 FEET VERTCON.
- BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM *CALIFORNIA STATE PLANE COORDINATE ZONE CENTRAL*, DETERMINED BY GPS OBSERVATIONS.
- FIELD WORK FOR THIS PROJECT WAS PERFORMED ON 02/20/20.

Table 1

Anticipated Equipment and Staff Requirements during Construction Phase

Equipment Type	Number	Maximum Usage Hours (per day)
Site Preparation (<i>approximate 4-week duration, 6-10 person field crew</i>)		
Generator	1	8
Excavator	1	8
Grader	1	6
Dump Truck	1	8
Water Truck	1	9
Delivery Trucks (approximately 91 cubic yards of crushed rock (3,650 square feet at 8 inches) for proposed access drive, with 5 truckloads containing 20 cubic yards per truck, which will likely be completed in one day.)		
Field crew vehicles (throughout Site Preparation period, approximately 8 vehicles exiting and entering the site at beginning and end of work shift and once mid-day)		
Solar Array Installation (<i>approximate 16-week duration, 15 person field crew</i>)		
Generator	4	8
Bore/Drill Rig	2	8
Track-mounted Skid Steer (Bobcat)	6	8
Plate Compactor	1	2
Trencher/Backhoe	2	8
Delivery Trucks (panel array support structure components, delivery to begin during last week of Site Preparation period, approximately 130 truckload deliveries – 4 to 5 deliveries per day for five to six weeks)		
Field crew vehicles (throughout construction period, approximately 40 vehicles exiting and entering the site at beginning and end of work shift and once mid-day)		
Utility Conduit Boring/Trenching for Interconnection (<i>approximate 3-week duration, 6-10 person field crew</i>)		
Generator	1	2
Bore/Drill Rig	1	8
Track-mounted Excavator (Bobcat)	1	6
Backhoe	1	6
Equipment Type	Number	Maximum Usage Hours (per day)

Field crew vehicles (throughout finishing period, approximately 8 vehicles exiting and entering the site at beginning and end of work shift and one mid-day)

Commissioning/Finishing (approximate 2-week duration, 6-10 person field crew)

Generator	1	6
Forklift	1	6
Skid Steer Loaders	1	6

Field crew vehicles (throughout finishing period, approximately 8 vehicles exiting and entering the site at beginning and end of work shift and once mid-day)

Operations

After construction, the PV energy generation facility would be automated to allow operation with no staffing present. Production and system health data, as well as on-site weather data, would be monitored remotely and gathered electronically. Periodic site maintenance and washing of the solar panels, which may be necessary to maintain efficiency, would occur on an as-needed basis and is anticipated to occur up to two times per year, depending on annual precipitation and vegetation growth. Such maintenance would require temporary staffing on-site and use of a water truck. No on-site restroom facilities are included in the project because the project site would not house any permanent employees. Therefore, no wastewater would be produced and no septic system or other disposal facilities would be required. Additionally, no water service is proposed to the site.

Decommissioning

At the end of the project lifespan of approximately 25 years, all facilities and infrastructure may be removed from the project site, and the land converted to other uses. Alternatively, the facility could be replaced or updated. Any decommissioning and restoration activities would adhere to the requirements of the appropriate governing authorities. To the maximum extent practicable, appropriate facilities and components would be recycled.

APPENDIX B

Biological Resources

14 January 2020

Delaney Coye
Management Analyst
GEPpermit
16885 W. Bernardo Dr., Suite 105
San Diego, CA 92127

Subject: Biological Reconnaissance Survey for the U.S. Cold Storage Solar Project in Tulare, Tulare County, California

Dear Ms. Coye:

We understand that U.S. Cold Storage proposes to construct an 810-kW DC photovoltaic array on an approximately 2.3-acre parcel near the northeast corner of East Levin Avenue and South O Street in south Tulare, Tulare County, California (Figure 1). We also understand that GEPpermit is preparing a California Environmental Quality Act (CEQA) report for this project.

To help GEPpermit satisfy biological resource review requirements under CEQA, we conducted a biological reconnaissance survey at the project site and prepared this brief letter report describing the methods and results of the survey.

Methods. I conducted the survey on 13 January 2020, from 10:30am to 11:30am, under cool (41–46 degrees Fahrenheit), mostly cloudy (65–85% cloud cover), and calm (1–5 mile per hour wind) conditions. The survey area, which included the 2.3-acre parcel and a surrounding 50-foot buffer, was walked and thoroughly inspected to document general habitat conditions, plant and wildlife resources, and burrows and other habitat features that could support special-status species. The survey also included a visual inspection within a 500-foot buffer for habitat features that could support the federally listed as endangered and state-listed and threatened San Joaquin kit fox (*Vulpes macrotis mutica*) or burrowing owl (*Athene cunicularia*), a California Species of Special Concern, and a visual assessment of a 0.5-mile buffer for potential nest trees for the state-listed as threatened Swainson’s hawk (*Buteo swainsoni*). Dominant plant species were identified to characterize the vegetation types present, and all vertebrate animals detected during the survey were identified to species. The survey area was also evaluated for the presence of regulated habitats, including lakes, streams, and other waters.

As a framework for the reconnaissance survey, I reviewed search results from the California Natural Diversity Data Base (CNDDB, CDFW 2020) and the California Native Plant Society (CNPS) Inventory of Rare and Endangered Plants (CNPS 2019) for the Tulare 7.5-minute United States Geological Survey (USGS) topographic quad, which encompasses the project site.

I also reviewed aerial imagery from Google Earth (Google 2020) and other sources, United State Geological Survey (USGS) topographic maps, the Web Soil Survey (NRCS 2020), the National Wetlands Inventory (USFWS 2020), and relevant literature.

Figure 1. Project site vicinity map.

Results. The project site consisted of a recently disked field (Figure 2) largely devoid of vegetation except along the margins. The margins supported annual weeds including non-native grasses such as ripgut brome (*Bromus diandrus*) and foxtail barley (*Hordeum murinum*); non-native forbs such as prickly lettuce (*Lactuca serriola*), cheeseweed (*Malva parviflora*), Russian thistle (*Salsola tragus*), and red stemmed filaree (*Erodium cicutarium*); and native forbs such as common fiddleneck (*Amsinckia intermedia*) and annual sunflower (*Helianthus annuus*).

Figure 2. Panoramic view of the project site, showing the recently disked field.

The project site was bordered to the north by a photovoltaic array (Figure 3), to the south by an industrial facility (Figure 4), to the east by a recently disked field (Figure 5), and to the west by a fenced and graveled lot (Figure 6).

Figure 3. Looking north from the project site, showing a photovoltaic array.

Figure 4. Looking south from the project site, showing an industrial facility.

Figure 5. Looking east from the project site, showing a disked field.

Figure 6. Looking west from the project site, showing a fenced and graveled lot.

The project site, which is at an elevation of about 268 feet above mean sea level, is underlain by Colpien loam soils, 0 to 2 percent slopes (NRCS 2020).

Searching the CNDDDB (CDFW 2020) for records of special-status species from within the Tulare 7.5-minute USGS topographic quad produced records of five species (Table 1, Appendix A). Searching the CNPS inventory of rare and endangered plants of California yielded two species (CNPS 2020, Table 1, Appendix B). Based on the presence of habitat, only one special-status species, Swainson’s hawk, could occur in the survey area (Table 1).

Table 1. Special-status species, their listing status, habitats, and potential to occur on or near the project site.

Federally and State-Listed Endangered or Threatened Species

California jewelflower (<i>Caulanthus californicus</i>)	FE, SE, 1B.1	Shadscale scrub, valley grassland, pinyon-juniper woodland.	None. Habitat lacking; the survey area consists of developed and disturbed land cover.
San Joaquin adobe sunburst	FT, SE, 1B.1	Valley grassland, foothill woodland.	None. Habitat lacking; the survey area

(Pseudobahia peirsonii)

consists of developed and disturbed land cover.

Swainson’s hawk
(Buteo swainsoni)

ST

Large trees for nesting with adjacent grasslands, alfalfa fields, or grain fields for foraging.

Low. Potential nest trees within the survey area but foraging habitat was limited.

San Joaquin kit fox
(Vulpes macrotis mutica)

FE, ST

Upland scrub and grasslands; some agricultural and urban areas immediately adjacent to upland scrub or grasslands.

None. Habitat lacking; no substantial grassland or upland scrub habitat that could support this species within 10 miles of the survey area; and no known dens or potential dens in survey area.

Otherwise Rare or Imperiled Species

An andrenid bee
(Andrena macswaini)

CNDDDB

Deep sandy undisturbed soil in the Central Valley and foothills.

None. Habitat lacking; the survey area consists of developed and disturbed land cover.

CDFW (2020) and CNPS (2020).

Status¹

Potential to Occur²

CNDDDB = Recognized by the CNDDDB, other state or federal agencies, or conservation groups as rare or imperiled.

None: Species or sign not observed; conditions unsuitable for occurrence.

FE = Federally listed as Endangered

Low: Neither species nor sign observed; conditions marginal for occurrence.

FT = Federally listed as Threatened

Moderate: Neither species nor sign observed, but conditions suitable for occurrence.

FP = Fully Protected

High: Neither species nor sign observed, but conditions highly suitable for occurrence.

SE = State-listed as Endangered

ST = State-listed as Threatened

SSSC = State Species of Special Concern

CNPS California Rare Plant Rank¹:

Threat Ranks¹:

1A – plants presumed extirpated in California and either rare or extinct elsewhere.

0.1 – seriously threatened in California (> 80% of occurrences).

1B – plants rare, threatened, or endangered in California and elsewhere.

0.2 – moderately threatened in California (20-80% of occurrences).

2B – plants rare, threatened, or endangered in California but more common elsewhere.

4 – plants have limited distribution in California.

I observed 14 bird species and two mammal species during the survey (Table 2). These species are regionally abundant and adapted to developed and disturbed areas. A few gopher mounds were along the margins of the project site, but no open burrows or burrow surrogates of any kind, including those potentially capable of supporting San Joaquin kit fox or burrowing owl, were evident on the project site or within 500 feet. A few large trees potentially capable of supporting nesting by Swainson’s hawk were within 0.5 miles, but foraging habitat was limited by development. No lakes, streams, wetlands, or other waters were present in the survey area (USFWS 2020).

Table 2. Vertebrate animal species detected in the survey area.

Species	Status*
Birds	
American crow (<i>Corvus brachyrhynchos</i>)	MBTA, CFGC
American kestrel (<i>Falco sparverius</i>)	MBTA, CFGC
American pipit (<i>Anthus rubescens</i>)	MBTA, CFGC
California scrub-jay (<i>Aphelocoma californica</i>)	MBTA, CFGC
Eurasian collared-dove (<i>Streptopelia decaocto</i>)	--
House finch (<i>Haemorhous mexicanus</i>)	MBTA, CFGC
Lesser goldfinch (<i>Spinus psaltria</i>)	MBTA, CFGC
Mourning dove (<i>Zenaida macroura</i>)	MBTA, CFGC
Northern mockingbird (<i>Mimus polyglottos</i>)	MBTA, CFGC
Rock pigeon (<i>Columba livia</i>)	--
Say’s phoebe (<i>Sayornis saya</i>)	MBTA, CFGC
Turkey vulture (<i>Cathartes aura</i>)	MBTA, CFGC
White-crowned sparrow (<i>Zonotrichia leucophrys</i>)	MBTA, CFGC
Yellow-rumped warbler (<i>Setophaga coronata</i>)	MBTA, CFGC
Mammals	
Domestic dog (<i>Canis lupus familiaris</i>)	--
Valley pocket gopher (<i>Thomomys bottae</i>)	--

*MBTA = Protected under the Migratory Bird Treaty Act (16 U.S.C. § 703 et seq.); CFGC = Protected under California Fish and Game Code (FGC §§ 3503 and 3513).

Discussion. The project has the potential to impact the state-listed as threatened Swainson’s hawk, which could nest near the project site. Disturbance associated with construction during the breeding season could result in the incidental loss of fertile eggs or nestlings or otherwise lead to nest abandonment. Loss of fertile eggs or nestlings, or any activities resulting in nest abandonment, would constitute a significant impact. We recommend that the mitigation

measure B1 (below) be included in the conditions of approval to reduce the potential impact to a less-than-significant level.

Mitigation Measure B1. Protect nesting Swainson's hawks.

1. To the extent practicable, construction shall be scheduled to avoid the Swainson's hawk nesting season, which extends from March through August.
2. If it is not possible to schedule work between September and February, a qualified biologist shall conduct a survey for active Swainson's hawk nests within 0.50 miles of the project site no more than 14 days prior to the start of construction. If an active nest is found within 0.50 miles, and the qualified biologist determines that project activities would disrupt nesting, a construction-free buffer or limited operating period shall be implemented in consultation with the California Department of Fish and Wildlife (CDFW).

The project also has the potential to impede the use of nursery sites for native birds protected under the federal Migratory Bird Treaty Act and California Fish and Game Code. Migratory birds are expected to nest on and near the project site. Disturbance associated with construction during the breeding season could result in the incidental loss of fertile eggs or nestlings or otherwise lead to nest abandonment. Disturbance that causes nest abandonment or loss of reproductive effort is considered take by the CDFW. Loss of fertile eggs or nestlings, or any activities resulting in nest abandonment, could constitute a significant impact if the species is particularly rare in the region. Construction activities that disturb a rare nesting bird on the site or immediately adjacent to the construction zone could constitute a significant impact. We recommend that the mitigation measure B2 (below) be included in the conditions of approval to reduce the potential impact to a less-than-significant level.

Mitigation Measure B2. Protect nesting birds.

1. To the extent practicable, construction shall be scheduled to avoid the nesting season, which extends from February through August.
2. If it is not possible to schedule construction between September and January, pre-construction surveys for nesting birds shall be conducted by a qualified biologist to ensure that no active nests will be disturbed during Project implementation. A pre-construction survey shall be conducted no more than 14 days prior to the initiation of construction activities. During this survey, the qualified biologist shall inspect all potential nest substrates in and immediately adjacent to the impact areas for nests. If an active nest is found close enough to the construction area to be disturbed by these activities, the qualified biologist shall determine the extent of a construction-free buffer to be established around the nest. If work cannot proceed without disturbing the nesting birds, work may need to be halted or redirected to other areas until nesting and fledging are completed or the nest has otherwise failed for non-construction related reasons.

Based on the results of the survey, no other impacts to sensitive biological resources are anticipated.

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United States Fish and Wildlife Service (USFWS). 2020. National Wetlands Inventory Wetlands Mapper: <https://www.fws.gov/wetlands/data/Mapper.html>. Accessed January 2020.

Please call or email me with any questions.

Best regards,

Jeff N. Davis
Principal Scientist
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Appendix A. CNDDDB occurrence records.

Selected Elements by Common Name

California Department of Fish and Wildlife

California Natural Diversity Database

Query Criteria: Quad IS (Tulare (3611923) OR Paige (3611924) OR Goshen (3611934) OR Visalia (3611933) OR Exeter (3611932) OR Cairns Corner (3611922) OR Taylor Weir (3611914) OR Tipton (3611913) OR Woodville (3611912)

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
American badger <i>Taxidea taxus</i>	AMAJF04010	None	None	G5	S3	SSC
An andrenid bee <i>Andrena macswaini</i>	IIHYM35130	None	None	G2	S2	
blunt-nosed leopard lizard <i>Gambelia sila</i>	ARACF07010	Endangered	Endangered	G1	S1	FP
brittlescale <i>Atriplex depressa</i>	PDCHE042L0	None	None	G2	S2	1B.2
burrowing owl <i>Athene cunicularia</i>	ABNSB10010	None	None	G4	S3	SSC
California alkali grass <i>Puccinellia simplex</i>	PMPOA53110	None	None	G3	S2	1B.2
California jewelflower <i>Caulanthus californicus</i>	PDBRA31010	Endangered	Endangered	G1	S1	1B.1
California satintail <i>Imperata brevifolia</i>	PMPOA3D020	None	None	G4	S3	2B.1
Crotch bumble bee <i>Bombus crotchii</i>	IIHYM24480	None	Candidate Endangered	G3G4	S1S2	
Earlimart orache <i>Atriplex cordulata var. erecticaulis</i>	PDCHE042V0	None	None	G3T1	S1	1B.2
Great Valley Valley Oak Riparian Forest <i>Great Valley Valley Oak Riparian Forest</i>	CTT61430CA	None	None	G1	S1.1	
heartscale <i>Atriplex cordulata var. cordulata</i>	PDCHE040B0	None	None	G3T2	S2	1B.2
Hopping's blister beetle <i>Lytta hoppingi</i>	IICOL4C010	None	None	G1G2	S1S2	
lesser saltscale <i>Atriplex minuscula</i>	PDCHE042M0	None	None	G2	S2	1B.1
loggerhead shrike <i>Lanius ludovicianus</i>	ABPBR01030	None	None	G4	S4	SSC
Moody's gnaphosid spider <i>Talanites moodyae</i>	ILARA98020	None	None	G1G2	S1S2	
Morrison's blister beetle <i>Lytta morrisoni</i>	IICOL4C040	None	None	G1G2	S1S2	
mountain plover <i>Charadrius montanus</i>	ABNNB03100	None	None	G3	S2S3	SSC
northern California legless lizard <i>Anniella pulchra</i>	ARACC01020	None	None	G3	S3	SSC

Selected Elements by Common Name

California Department of Fish and Wildlife

California Natural Diversity Database

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
pallid bat <i>Antrozous pallidus</i>	AMACC10010	None	None	G5	S3	SSC
recurved larkspur <i>Delphinium recurvatum</i>	PDRAN0B1J0	None	None	G2?	S2?	1B.2
San Joaquin adobe sunburst <i>Pseudobahia peirsonii</i>	PDAST7P030	Threatened	Endangered	G1	S1	1B.1
San Joaquin kit fox <i>Vulpes macrotis mutica</i>	AMAJA03041	Endangered	Threatened	G4T2	S2	
spiny-sepaled button-celery <i>Eryngium spinosepalum</i>	PDAPI0Z0Y0	None	None	G2	S2	1B.2
subtle orache <i>Atriplex subtilis</i>	PDCHE042T0	None	None	G1	S1	1B.2
Swainson's hawk <i>Buteo swainsoni</i>	ABNKC19070	None	Threatened	G5	S3	
Tipton kangaroo rat <i>Dipodomys nitratoides nitratoides</i>	AMAFD03152	Endangered	Endangered	G3T1T2	S1S2	
tricolored blackbird <i>Agelaius tricolor</i>	ABPBXB0020	None	Threatened	G2G3	S1S2	SSC
valley elderberry longhorn beetle <i>Desmocerus californicus dimorphus</i>	IICOL48011	Threatened	None	G3T2	S2	
Valley Sacaton Grassland <i>Valley Sacaton Grassland</i>	CTT42120CA	None	None	G1	S1.1	
vernal pool fairy shrimp <i>Branchinecta lynchi</i>	ICBRA03030	Threatened	None	G3	S3	
western mastiff bat <i>Eumops perotis californicus</i>	AMACD02011	None	None	G5T4	S3S4	SSC
western pond turtle <i>Emys marmorata</i>	ARAAD02030	None	None	G3G4	S3	SSC
western spadefoot <i>Spea hammondi</i>	AAABF02020	None	None	G3	S3	SSC
western yellow-billed cuckoo <i>Coccyzus americanus occidentalis</i>	ABNRB02022	Threatened	Endangered	G5T2T3	S1	

Record Count: 35

Appendix B. CNPS plant list

*The database used to provide updates to the Online Inventory is under construction. View updates and changes made since May 2019 here.

Plant List

2 matches found. *Click on scientific name for details*

Search Criteria

California Rare Plant Rank is one of [1A, 1B, 2A, 2B, 3, 4], FESA is one of [Endangered, Threatened, Candidate], CESA is one of [Endangered, Threatened, Rare], Found in Quad 3611923

[Modify Search Criteria](#) [Export to Excel](#) [Modify Columns](#) [Modify Sort](#) [Display Photos](#)

Scientific Name	Common Name	Family	Lifeform	Blooming Period	CA Rare Plant Rank	State Rank	Global Rank
Caulanthus californicus	California jewelflower	Brassicaceae	annual herb	Feb-May	1B.1	S1	G1
Pseudobahia peirsonii	San Joaquin adobe sunburst	Asteraceae	annual herb	Feb-Apr	1B.1	S1	G1

Suggested Citation

California Native Plant Society, Rare Plant Program. 2020. Inventory of Rare and Endangered Plants of California (online edition, v8-03 0.39). Website <http://www.rareplants.cnps.org> [accessed 13 January 2020].

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Contributors

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[The California Lichen Society](#)

[California Natural Diversity Database](#)

[The Jepson Flora Project](#)

[The Consortium of California Herbaria](#)

[CalPhotos](#)

Questions and Comments

rareplants@cnps.orgrareplants@cnps.org

APPENDIX C

Phase I Environmental Site Assessment



1805 Peninsula Pl.
Costa Mesa, CA 92627

c 714.875.1362

chayden@heicorporation.com

January 31, 2020

Mr. Gulsum Rustemoglu
Founder & President
Global Environmental Permitting, Inc.
16885 West Bernardo Drive, Suite 105
San Diego, CA 92127



Re: Phase 1 Environmental Site Assessment
Three Acre Parcel of Land
1021 East Walnut Avenue
Tulare, California

Dear Mr. Rustemoglu:

Enclosed is the Environmental Site Assessment report on the three acre parcel of land located proximal to and associated with 1021 East Walnut Avenue in the City of Tulare in Tulare County, California. All of the agencies responded to our requests for information. Information obtained in the process of completing this assessment does not indicate the presence of “recognized environmental conditions” in connection with the property.



HEI Corporation appreciates this opportunity to be of service to you and to Global Environmental Permitting, Inc. If you have any questions regarding this report, don't hesitate to contact me at chayden@heicorporation.com or at 714-875-1362.

Sincerely,


Christopher M. Hayden
President



**PHASE 1
ENVIRONMENTAL SITE
ASSESSMENT**

**Three Acre Parcel of Land
1021 East Walnut Avenue
Tulare, California**

January 2020

Prepared for

Mr. Gulsum Rustemoglu
Global Environmental Permitting, Inc.

Prepared by

HEI Corporation
1805 Peninsula Place
Costa Mesa, CA 92627
714-875-1362

Project 20-212

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APPENDIX C	SUBJECT PROPERTY PHOTOGRAPHS 1969, 1994, 2005, 2009 AND 2014 AERIAL PHOTOGRAPHS
APPENDIX D	REGULATORY AGENCIES DATABASE REPORT
APPENDIX E	STATEMENT OF QUALIFICATIONS FOR HEI CORPORATION

PROFESSIONAL CERTIFICATION

This Phase 1 Environmental Site Assessment (ESA) was conducted within the limitations included as Appendix A. The site visits and records reviews were performed by Chris Hayden, EP, consistent with the proposal submitted to Global Environmental Permitting, Inc. The information contained in this ESA was obtained from personal inspection, from various government agencies, and from sources deemed to be reliable.

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT

**Three Acre Parcel of Land
1021 East Walnut Avenue
Tulare, California**

Project 20-212

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional (EP) as defined in Section 40 C.F.R. § 312.10(b).

I have the specific qualifications based on education, training and experience to assess a property of the nature, history, and setting of the Subject Property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in Section 40 C.F.R. § 312.10(b).



Christopher M. Hayden
Environmental Professional

1 SUMMARY

This ESA was performed on a three acre parcel of land proximal to and associated with the United States Cold Storage facility at 1021 East Walnut Avenue in the City of Tulare, California (hereinafter referred to as the “Subject Property”).

After inspecting the Subject Property; reviewing its past uses; observing surrounding properties; searching through the Federal Environmental Protection Agency, State of California, Tulare County and City of Tulare records, and questioning individuals for information regarding the current and past uses of the Subject Property, it can be concluded that there is no evidence of “recognized environmental conditions”, as defined by the ASTM Standard Practice, in connection with the Subject Property. No further action is required at this time.

2 INTRODUCTION

2.1 Purpose

The purpose of this Environmental Site Assessment is to identify “recognized environmental conditions” in connection with the Subject Property. The ASTM Standard Practice for Environmental Site Assessments E 1527-13 defines “recognized environmental condition” as “the presence or likely presence of any hazardous substances or petroleum products in, on or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.”

2.2 Scope of Work

As agreed between HEI Corporation and Global Environmental Permitting, Inc., the scope of work for an ESA shall include the following:

- Site Inspection
- Surrounding Property Observation
- Review a Previously Conducted Phase 1 Environmental Site Assessment
- Interviews With Individuals Having Knowledge of the Operations on the Subject Property
- Inspection of City or County Building Permits
- Inspection of County Health Care Agency Files
- State and Federal Regulatory Agency Database Search For Posted Properties Within An ASTM Designated Radius of the Subject Property
- Inspection of City or County Fire Department Records
- Search for Records of Permits for Underground or Aboveground Storage Tanks
- Inspection of Owner/Operator’s Books and Records

- Evaluate the Likelihood of Vapor Encroachment Onto the Subject Property or Vapor Intrusion Into Structures on the Subject Property
- Inspection of Historical Aerial Photographs, Sanborn Map Company Maps and/or Archive Cross Directories
- Preparation and Presentation of One Report and One pdf Report

2.3 Limitations and Exceptions of Assessments

This ESA is based upon the information available from a variety of sources and on the inspection of the Subject Property. The ESA was performed in accordance with industry standards and using appropriate methods. It is intended to allow a party to make an informed decision regarding the Subject Property.

HEI Corporation is not responsible or liable for the accuracy of the information provided by others. This ESA is not a guaranty that there is no subsurface contamination, nor can it be warranted that those areas of environmental concern herein noted are the only areas of potential contamination at the Subject Property.

There was no sampling or testing for the possible presence or absence of, nor is any definitive statement made in this ESA regarding the possible presence or absence of any of the following:

- 1) Asbestos Containing Materials
- 2) Radon
- 3) Lead Based Paints
- 4) Lead in the Drinking Water

2.4 Limiting Conditions

There were no limiting conditions with regard to the ability of HEI Corporation to conduct the property inspection portion of this ESA. Access was made available to all parts of the Subject Property.

2.5 Previous Environmental Site Assessments/Investigations

Neither the Client nor HEI Corporation are aware of any previously conducted environmental site assessments or investigations.

2.6 Data Gaps

Data gaps occur in three areas in this report. In the past uses section, the earliest aerial photograph available from NETR for the area of the Subject Property was taken in 1969; and there is a gap of more than 10 years in the historic aerial photographs examined in the process of conducting this ESA. In the interviews section, the current owner of the Subject Property was not questioned. These data gaps have not affected the ability of HEI Corporation to form an opinion or arrive at a conclusion as to the environmental condition of the Subject Property.

3 SUBJECT PROPERTY DESCRIPTION

3.1 Site and Improvement Description

The Subject Property consists of a rectangularly shaped, approximately 130,680 square foot (3.0 acre), parcel of land. It is located on the northern side of Levin Avenue to the east of "O" Street and to the west of Blackstone Street. Walnut Avenue is to the north and Continental Avenue is to the south. It is located to the south of Bardsley Avenue and to the north and Paige Avenue. State Highway 99 (the Golden State Highway) is to the east. The Subject Property has not been assigned an address. The Subject Property is the western portion of assessor's parcel number 181-080-007, which is a 30.10 acre parcel of land.

The topography for the general area Subject Property is relatively flat, with a slight sloping to the southwest. The elevation is approximately 285 feet above sea level. The Tulare Canal is to the south and the "Town Ditch", as it is labeled on 1951 Tulare USGS map, is to the northwest. The California State Water Resources Control Board's GeoTracker database was searched for information on groundwater in the area. A Case Closure Summary was found for a leaking underground storage tank (LUST) approximately 0.63 miles to the northeast, at 1010 South Blackstone Street in Tulare. The summary, dated September 9, 2011, was prepared by the Tulare County Environmental Health Department. This summary stated that groundwater in the area of this LUST site was measured to be from 87.48 to 116.44 feet below ground surface, and the direction of groundwater flow was shown to vary from the southeast (during high water table) to the northwest (during low water table).

Structure There are no structures on the Subject Property.

Parking and Landscaping There is no parking area on the Subject Property. The flora consists of weedy groundcover in the southern portion of the parcel. The plants are in good condition and no signs of stressed vegetation were observed. No stained soil was observed.

Utilities The utility services to the properties in the area of the Subject Property are provided by a variety of vendors. Gas is provided by Southern California Gas Company; electric service by South California Edison; and trash, water and sewage treatment by the City of Tulare.

3.2 Subject Property - Use History

The Subject Property consists of an undeveloped, three acre parcel of land.

3.2.1 Past Site Uses

Past uses for the Subject Property were determined by reviewing aerial photographs dating back to 1969. There were no permits for the Subject Property at the City of Tulare Building Department. There were no Sanborn Map Company maps for this area of Tulare. In that the Subject Property has not been assigned an address, archive city directories were not researched.

The aerial photographs taken from 1969 to 2014 showed the Subject Property to be undeveloped, with no evidence of activity observed.

3.3 Adjoining Properties - Use History

A number of properties adjoin the Subject Property.

North Adjoining to the north of the Subject Property is an existing solar array.

East Adjoining to is the east is a rail spur which services the US Cold Storage facility. To the east of the rail spur is an undeveloped parcel of land. A sign in the southeastern portion of this parcel stated that this is the site of the US Cold Storage Tulare North Facility, Phase IV Addition.

South Adjoining to the south, across Levin Avenue at 795 East Levin Avenue, is California Valley Vault, a manufacturer of concrete products, including burial vaults.

West Adjoining to the west is a fenced yard area which was **unoccupied** on the day of the inspection.

Nothing was observed on the adjoining properties that appeared to be of environmental concern to the Subject Property.

3.3.1 Adjoining Properties - Use History

Prior uses for the properties discussed above were determined by examining aerial photographs dating back to 1969 and by reviewing the Tulare, California USGS Topographic Map, which were obtained from NETR Online.

3.4 Historical Aerial Photograph and USGS Map Analysis

Historic aerial photographs are examined in order to determine what may have existed on a site prior to the construction of the existing buildings. The photographs for the Subject Property dating back to the 1969 were obtained from NETR Online. The aerial photographs obtained are described below.

- An aerial photograph taken in 1969 showed the Subject Property and the adjoining properties to be undeveloped, with no evidence of activity observed. The immediate areas to the north and south were mostly undeveloped. Structures that appeared to be residential, commercial

and industrial in use were shown to the west, northwest and southwest. Highway 99 and residential properties were shown to the east. What appeared to be gasoline stations were shown to the northeast and southeast, adjacent to the highway. A school was shown to the northeast; and a church and a race track were shown to the northwest. Railroad tracks were shown to the west. A copy of this aerial photograph can be seen as Figure C-1 in Appendix C.

- An aerial photograph taken in 1994 showed the Subject Property and the adjoining properties to the north, east and west to be undeveloped, with no evidence of activity observed. The adjoining property to the south, across Levin Avenue, was shown to be developed with an industrial building. Industrial buildings and larger manufacturing or processing facilities were shown to the south, southeast and southwest. Structures that appeared to be commercial and industrial in use were shown to the west and northwest. A mini-warehouse/vehicle storage facility, Highway 99 and residential properties were shown to the east. Industrial buildings, a storage facility and a manufacturing or processing facility were shown to the northeast. What appeared to be gasoline stations were shown to the northeast and southeast, adjacent to the highway. A school was shown to the northeast; and a church and a race track were shown to the northwest. Railroad tracks were shown to the west. A copy of this aerial photograph can be seen as Figure C-2 in Appendix C.
- An aerial photograph taken in 2005 showed the Subject Property and the adjoining property to the north to be undeveloped, with no evidence of activity observed. Adjoining to the east was a rail spur which serviced a larger facility located to the northeast, with the area to the east of the spur shown to be undeveloped. The adjoining property to the south, across Levin Avenue, was shown to be developed with an industrial building. What appeared to be a parking lot was shown in the adjoining area to the west. Industrial buildings and larger manufacturing or processing facilities were shown to the south, southeast and southwest. Structures that appeared to be commercial and industrial in use were shown to the west and northwest. A mini-warehouse/vehicle storage facility, Highway 99 and residential properties were shown to the east. Industrial buildings, a storage facility and a manufacturing or processing facility were shown to the northeast. What appeared to be gasoline stations were shown to the northeast and southeast, adjacent to the highway. A school was shown to the northeast; and a church and a race track were shown to the northwest. Railroad tracks were shown to the west. A copy of this aerial photograph can be seen as Figure C-3 in Appendix C.
- An aerial photograph taken in 2009 showed the Subject Property and the adjoining property to the north to be undeveloped, with no evidence of activity observed. Adjoining to the east was a rail spur which serviced an expanded facility located to the northeast, with the area to the east of the spur shown to be undeveloped. The adjoining property to the south, across Levin Avenue, was shown to be developed with an industrial building. What appeared to be a parking lot was shown in the adjoining area to the west. A large above ground tank to the north-northeast may have been associated with the facility located to the northeast. Industrial buildings and larger manufacturing or processing facilities were shown to the south, southeast and southwest. Structures that appeared to be commercial and industrial in use were shown to the west and northwest. A mini-warehouse/vehicle storage facility, Highway 99 and residential properties were shown to the east. Industrial buildings, a storage facility and a

manufacturing or processing facility were shown to the northeast. What appeared to be gasoline stations were shown to the northeast and southeast, adjacent to the highway. A school was shown to the northeast; and a church and a race track were shown to the northwest. Railroad tracks were shown to the west. A copy of this aerial photograph can be seen as Figure C-4 in Appendix C.

- An aerial photograph taken in 2014 showed the Subject Property and the adjoining property to the north to be undeveloped, with no evidence of activity observed. Adjoining to the east was a rail spur which serviced an expanded facility located to the northeast, with the area to the east of the spur shown to be undeveloped. The adjoining property to the south, across Levin Avenue, was shown to be developed with an industrial building. What appeared to be a parking lot was shown in the adjoining area to the west. A large above ground tank to the north-northeast may have been associated with the facility located to the northeast. Industrial buildings and larger manufacturing or processing facilities were shown to the south, southeast and southwest. Structures that appeared to be commercial and industrial in use were shown to the west and northwest. A mini-warehouse/vehicle storage facility, Highway 99 and residential properties were shown to the east. Industrial buildings, a storage facility and a manufacturing or processing facility were shown to the northeast. What appeared to be gasoline stations were shown to the northeast and southeast, adjacent to the highway. A school was shown to the northeast; and a church and a race track were shown to the northwest. Railroad tracks were shown to the west. A copy of this aerial photograph can be seen as Figure C-5 in Appendix C.

USGS Map Analysis The 7.5 Minute Series United States Geological Survey Topographic Map for the area of the Subject Property is named the Tulare, California map. The map, which was originally laid out in 1950, showed no structures on the Subject Property or on the adjoining properties. Structures were shown in the area to the west of "O" Street. Smaller structures were shown to the northeast and east. Structures labeled Lincoln School were shown to the northeast; and a structure to the northwest was labeled County Hospital. Railroad tracks were shown to the west and the County Fairgrounds were shown to the northwest. The map was photorevised (updated based on a review of aerial photographs) in 1979. The revised map showed no newer structures on the Subject Property or on the adjoining properties. Newer structures were shown to the west, southwest and northwest (newer buildings are shown in a purple tint on the photorevised map). A newer facility was shown to the northeast. Highway 99 was shown to have been built to the east. Newer structures were shown to the southeast. A portion of the 1979 Tulare USGS Map is reproduced as Figure B-1 in Appendix B.

The 2015 Tulare USGS Map showed no structures on the Subject Property or in the adjoining areas to the north, south or west. A rail spur was shown to be adjoining to the east. No structures were shown on this map. The Tulare Canal was shown to the southeast. A street to the north which had been Roosevelt Avenue had been changed to Bardsley Avenue; the street to the south which had been Tulare Avenue had been changed to Paige Avenue. A portion of the 2015 Tulare USGS Map is reproduced as Figure B-2 in Appendix B.

4 RECORDS SEARCH

4.1 Regulatory Agencies Database Search

The following Federal, State of California, Tribal and local government agency databases and sources were searched for postings within designated radii of the Subject Property:

FEDERAL SOURCES

- National Priority List (NPL) Within 1.0 Mile
- Proposed National Priority List (PNPL) Within 1.0 Mile
- Superfund Enterprise Management System (SEMS) Within 0.50 Miles
- Federal Facility (Fed Fac) Within 0.50 Miles
- SEMS Archive Site (SEMS-Archive) Within 0.50 Miles
- RCRA Corrective Action (CORRACTS) Within 1.0 Mile
- RCRA Treatment Storage and Disposal Facilities (RCRA-TSDF) Within 0.50 Miles
- RCRA Hazardous Waste Generator (RCRA-LQG; RCRA-SQG; RCRA-CESQG) Within 0.25 Miles
- Federal EPA Institutional Controls/ Engineering Controls (US Inst Control/US Eng Control) Within 0.50 Miles
- Emergency Response Notification System for Spills (ERNS), Target Property Only
- US Brownfields Within 0.50 Miles

STATE OF CALIFORNIA AND LOCAL GOVERERNMENT SOURCES

- Response Within 1.0 Mile
- EnviroStor Within 1.0 Mile

- California/Tribal Landfills and/or Solid Waste (SWF/LF) Within 0.50 Miles
- California/Tribal Spills, Leaks, Investigations and Cleanups (SLIC) Within 0.50 Miles
- California/Tribal Leaking Underground Storage Tanks (LUST) Within 0.50 Miles
- California/Tribal Hazardous Substance Storage Containers (UST/AST) Within 0.25 Miles
- California/Tribal EPA Voluntary Cleanup Program (VCP) Within 0.50 Miles
- Local Landfill and Solid Waste Disposal Sites (Debris Region 9, ODI, WMUDS/SWAT, SWRCY) Within 0.50 Miles
- Local Hazardous Waste and Contaminated Sites (US CDL, Historic Cal-Sites, SCH, Toxic Pts, CDL, US Historic CDL) Within Various Radii
- Local Underground Storage Tanks (CA FID UST, Historic UST, SWEEPS UST) Within 0.25 Miles
- Environmental Liens (LIENS) for Subject Property Only
- Deed Restricted Sites (DEED) Within 0.50 Miles
- Emergency Release Reports (HMIRS, CHMIRS, LDS, MCS) for Subject Property Only

The environmental database report is included in Appendix D.

SUBJECT PROPERTY The address with which the Subject Property is associated is posted onto six (6) of the databases.

- The address 1021 East Walnut Avenue is posted onto the FINDS, CHMIRS, CIWQS, CUPA Listings, HAZNET and RCRA NonGen lists. The occupant is shown to be United States Cold Storage. The first FINDS posting states that the occupant is a RCRA site. The second FINDS posting states that the occupant was required to register on the US EPA Risk Management Plan due to the fact that the company handles, manufactures, uses or stores certain flammable or toxic substances. The first CHMIRS posting states that, on September 5, 2011, a fuel line from a refrigerator car to the ballast leaked 10 gallons of diesel fuel. The second CHMIRS posting states that, on March 18, 2019, a two foot wide spot of diesel fuel was discovered on the tracks, having leaked from a refrigerated rail car. The CIWQS (California Integrated Water Quality Systems project) postings indicate that the occupant was required to install a storm water management plan. The CUPA Listings postings indicates that the occupant is required to obtain permits from Tulare County Health & Human Services Agency, Environmental Health Services Division as a handler of hazardous materials and as a generator of small quantities of hazardous wastes; and the occupant is required to maintain a risk management plan. The

HAZNET postings state that the occupant is a generator of hazardous wastes, shown to include organic solids and unspecified organic liquid mixture. The RCRA NonGen posting states that the occupant is no longer a generator of hazardous wastes. The postings do not indicate that the reported spills or leaks impacted the Subject Property.

ADJOINING PROPERTY POSTINGS One of the adjoining properties is posted onto databases.

- The adjoining property to the south, at 795 East Levin Avenue, is posted onto the CUPA Listings list. The occupant is shown to be Van Cleve Concrete Products, Inc. The CUPA Listings posting states that the occupant was required to obtain permits from Tulare County Health & Human Services Agency, Environmental Health Services Division as a handler of hazardous materials and as a generator of small quantities of hazardous wastes; and as the owner/operator of an above ground storage tank. In that the posting does not indicate that any spills, leaks or unauthorized releases have occurred, it is not likely that the activities, materials or AST on this site would have affected the environmental condition of the Subject Property.

NEARBY PROPERTY POSTINGS Three sites within 0.125 miles of the Subject Property are posted onto databases.

- A site 0.08 miles to the southeast, at 863 East Levin Avenue, is posted onto the RCRA-SQG and CUPA Listings lists. The occupants are shown to be SPX-APV Service Center and Ecolab Inc. The first RCRA-SQG posting states that SPX-APV Service Center is a generator of small quantities of hazardous wastes, shown to include corrosive wastes. The CUPA Listings posting states that SPX-APV Service Center was required to obtain permits from Tulare County Health & Human Services Agency, Environmental Health Services Division as a handler of hazardous materials and as a generator of small quantities of hazardous wastes. The second RCRA-SQG posting states that Ecolab Inc. is a generator of small quantities of hazardous wastes. In that the postings do not indicate that any spills or leaks have occurred, it is not likely that the activities or materials on this site would have affected the environmental condition of the Subject Property.
- A site 0.11 miles to the southwest, at 1900 South "O" Street, is posted onto the RCRA NonGen and CUPA Listings lists. The occupant is shown to be Fisher Manufacturing Company Inc. The RCRA NonGen posting states that the occupant is no longer a generator of hazardous wastes at this site. The CUPA Listings posting states that the occupant was required to obtain permits from Tulare County Health & Human Services Agency, Environmental Health Services Division as a handler of hazardous materials and as a generator of small quantities of hazardous wastes. In that the postings do not indicate that any spills or leaks have occurred, it is not likely that the activities or materials on this site would have affected the environmental condition of the Subject Property.
- A site 0.11 miles to the northwest, at 1679 South "O" Street, is posted onto the RCRA NonGen and CUPA Listings lists. The occupants are shown to be New Cingular Wireless PCS, LLC and AT&T Mobility - SW Tulare. The RCRA NonGen posting states that New Cingular Wireless PCS, LLC is no longer a generator of hazardous wastes at this site. The CUPA

Listings posting states that AT&T Mobility - SW Tulare was required to obtain a permit from Tulare County Health & Human Services Agency, Environmental Health Services Division as a handler of hazardous materials. In that the postings do not indicate that any spills or leaks have occurred, it is not likely that the activities or materials on this site would have affected the environmental condition of the Subject Property.

OTHER PROPERTIES Given the fact that the Subject Property is located in an area of industrial, manufacturing and processing facilities, it is expected that several sites would be posted onto the databases.

- A site 0.15 miles to the southeast, at 857 East Levin Avenue, is posted onto the RCRA NonGen list. The occupant is shown to be Tina Nilo. The RCRA NonGen posting states that the occupant is no longer a generator of hazardous wastes at this site. In that the posting does not indicate that any spills or leaks have occurred, it is not likely that the activities on this site would have affected the environmental condition of the Subject Property.
- A site 0.15 miles to the southeast, at 901 East Levin Avenue, is posted onto the RCRA NonGen list. The occupant is shown to be Saputo Cheese USA Inc. The RCRA NonGen posting states that the occupant is no longer a generator of hazardous wastes at this site. In that the posting does not indicate that any spills or leaks have occurred, it is not likely that the activities on this site would have affected the environmental condition of the Subject Property.
- A site 0.16 miles to the southwest, at 2000 South “O” Street, is posted onto the RCRA NonGen list. The occupant is shown to be Kloeckner Metal Corporation. The RCRA NonGen posting states that the occupant is no longer a generator of hazardous wastes at this site. In that the posting does not indicate that any spills or leaks have occurred, it is not likely that the activities on this site would have affected the environmental condition of the Subject Property.
- A site 0.17 miles to the northwest, at 535 East Chestnut Avenue, is posted onto the RCRA NonGen list. The occupant is shown to be Jesus Garcia. The RCRA NonGen posting states that the occupant is no longer a generator of hazardous wastes at this site. In that the posting does not indicate that any spills or leaks have occurred, it is not likely that the activities on this site would have affected the environmental condition of the Subject Property.
- A site 0.20 miles to the west, at 1890 South “K” Street, is posted onto the RCRA NonGen, RCRA-SQG and SWEEPS UST lists. The occupants are shown to be Cemex Construction Materials Pacific LLC, Artesia Ready Mix Concrete Inc. and Sheppa Ready Mix. The RCRA NonGen posting states that Cemex Construction Materials Pacific LLC is no longer a generator of hazardous wastes at this site. The RCRA-SQG posting states that Artesia Ready Mix Concrete Inc. is a generator of small quantities of hazardous wastes. The SWEEPS UST states that two (2) USTs were located on this site. In that the postings do not indicate that any spills, leaks or unauthorized releases have occurred, it is not likely that the activities or USTs on this site would have affected the environmental condition of the Subject Property.

- A site 0.20 miles to the west, at 1816 South “K” Street, is posted onto the RCRA NonGen list. The occupant is shown to be Morris Levin and Son. The RCRA NonGen posting states that the occupant is no longer a generator of hazardous wastes at this site. In that the posting does not indicate that any spills or leaks have occurred, it is not likely that the activities on this site would have affected the environmental condition of the Subject Property.
- A site 0.23 miles to the west, at 1600 South “K” Street, is posted onto the RCRA NonGen list. The occupant is shown to be AAA Smog and Mufflers. The RCRA NonGen posting states that the occupant is no longer a generator of hazardous wastes at this site. In that the posting does not indicate that any spills or leaks have occurred, it is not likely that the activities on this site would have affected the environmental condition of the Subject Property.
- A site 0.25 miles to the northwest, at 1580 South “K” Street, is posted onto the LUST list. The occupant is shown to be Turnipseed Electric. The LUST posting states that only the soil was affected by an unauthorized release of gasoline. The Status is given as “Completed - Case Closed” as of April 19, 1991. In that the LUST case has been closed, it is not likely that the unauthorized release on this site would have affected the environmental condition of the Subject Property.

There is no indication that the listed site has affected the environmental condition of the Subject Property. There is no known regional groundwater impact in the area.

4.1.2 State of California Department of Oil, Gas and Geothermal Resources (DOGGR)

The State of California Department of Conservation Division of Oil, Gas and Geothermal Resources (DOGGR) maintains maps that show the exact location of oil wells located in the state. The DOGGR Well Finder online mapping service was searched for oil wells in the area. No oil wells were shown to have been located on, near or within one mile of the Subject Property. Several oil wells were shown in and about Tulare.

4.1.3 State of California Department of Toxic Substance Control (DTSC)

The State of California Department of Toxic Substance Control (DTSC) is the agency that tracks sites on which there have been placed deed restrictions and land use restrictions. The DTSC web site for deed restricted sites and for land use restriction sites was searched. Neither the Subject Property nor any of the adjoining properties were included on these lists.

4.2 Regional Source

4.2.1 Regional Water Quality Control Board

The Regional Water Quality Control Board, Central Valley Region (CVRWQCB), maintains a list of sites with leaking underground storage tanks (LUST) and sites on which there have been spills,

leaks, investigations and cleanups (SLIC). The CVRWQCB web site's GeoTracker database was searched. The Subject Property was not found on the LUST list or the SLIC list.

4.3 County Sources

4.3.1 Tulare County Solid Waste Department

In Tulare County, the Solid Waste Department (TCSWD) is the agency responsible for citing and monitoring landfills for solid waste management in the county. The TCSWD maintains a map active landfills and transfer stations throughout the county. None of the facilities posted onto the maps are within one mile of the Subject Property.

4.3.2 Tulare County Health & Human Services Agency

In Tulare County, the Health & Human Services Agency, Environmental Health Services Division (TCHHSA), is the repository of many items pertaining to the environment for the Subject Property. The TCHHSA is responsible for inspecting facilities that use or store hazardous materials, for issuing permits for the installation and removal of USTs, for supervising some remedial activities in the county, and investigating spills, leaks, unauthorized releases or illegal dumping of hazardous materials/hazardous wastes. In that the Subject Property is now, and has been since at least 1969, undeveloped, a request for information was not submitted to this agency.

4.4 Municipal Sources

4.4.1 City of Tulare Building Department

The building department files are examined as part of an ESA to determine the age of buildings and to obtain additional information of that may be of environmental significance. There were no structures on the Subject Property.

4.4.2 City of Tulare Wastewater Treatment Plant

The City of Tulare Wastewater Treatment Plant treats sewage generated in the City of Tulare. The Subject Property consists of an undeveloped parcel of land, and there are no connections to the public sewer system.

5 SUBJECT PROPERTY INSPECTION

The Subject Property was inspected on January 15, 2020 by Chris Hayden, EP. The purpose of the site visit is to seek out and to report on visible environmental concerns, or to note use and storage of hazardous materials which could affect the environment condition of the Subject Property.

5.1 Use and Storage of Hazardous Materials at the Subject Property

The Subject Property consists of an undeveloped, three acre parcel of land. No use or storage of hazardous materials were observed on the parcel on the day of the inspection, as can be seen in Photographs 1 - 4 in Appendix C.

5.2 Indications of PCBs

There is no indication that polychlorinated biphenyls (PCBs) were used or stored at the Subject Property. A pad-mounted transformer was observed in the southeast corner of the Subject Property, as can be seen in Photograph 4 in Appendix C. It was not leaking, and no evidence of past leaks were observed. This and other transformers in the area would be the property of Southern California Edison.

5.3 Indications of Solid Waste Disposal

Solid wastes are not currently generated on the Subject Property. Solid wastes generated in the area are placed into dumpsters that are provided and serviced by the City of Tulare.

5.4 Indications of Hazardous Waste Disposal

Hazardous wastes accumulation was not observed on the Subject Property on the day of the inspection. No documentation was found to indicate that hazardous wastes were generated on the site in the past.

5.5 Indications of Asbestos Containing Materials (ACMs)

There are no structures on the Subject Property.

5.6 Indications of Vapor Intrusion/Vapor Encroachment

Impacted soil or groundwater on a site may result in vapor intrusion; and impacted groundwater migrating towards a site may result in vapor encroachment. There is no indication that the soil or groundwater on the Subject Property has been impacted. There is one LUST site within 0.25 miles. On a site 0.25 miles to the northwest, at 1580 South "K" Street, only the soil was affected by an unauthorized release of gasoline. This LUST case was closed in 1991. Therefore, it is unlikely that vapor intrusion or vapor encroachment would be of concern for the Subject Property.

6 INTERVIEW

An important part of any Phase 1 is an interview with individuals having knowledge of the facilities and the operations at the property being assessed. For this ESA, there were no facilities or operations on the Subject Property.

7 FINDINGS AND CONCLUSIONS

Prior to arriving at these conclusions, the following tasks were completed:

- The Subject Property was inspected.
- The surrounding properties were observed.
- Historic aerial photographs were obtained and examined.
- Information was requested from various governmental and regulatory agencies for environmental information pertaining to the Subject Property.
- The databases from local, tribal, state and federal regulatory agencies were examined.

Findings included the following:

- The aerial photographs taken from 1969 to 2014 showed the Subject Property undeveloped, with no evidence of activity observed.
- The Subject Property consists of an undeveloped, three acre parcel of land.
- The address with which the Subject Property is associated, 1021 East Walnut Avenue, is posted onto six (6) of the databases searched in Section 4.1.: the FINDS, CHMIRS, CIWQS, CUPA Listings, HAZNET and RCRA NonGen lists. The occupant is shown to be United States Cold Storage. The first FINDS posting states that the occupant is a RCRA site. The second FINDS posting states that the occupant was required to register on the US EPA Risk Management Plan due to the fact that the company handles, manufactures, uses or stores certain flammable or toxic substances. The first CHMIRS posting states that, on September 5, 2011, a fuel line from a refrigerator car to the ballast leaked 10 gallons of diesel fuel. The second CHMIRS posting states that, on March 18, 2019, a two foot wide spot of diesel fuel was discovered on the tracks, having leaked from a refrigerated rail car. The CIWQS (California Integrated Water Quality Systems project) postings indicate that the occupant was required to install a storm water management plan. The CUPA Listings postings indicates that the occupant is required to obtain permits from Tulare County Health & Human Services Agency, Environmental Health Services Division as a handler of hazardous materials and as a generator of small quantities of hazardous wastes; and the occupant is required to

maintain a risk management plan. The HAZNET postings state that the occupant is a generator of hazardous wastes, shown to include organic solids and unspecified organic liquid mixture. The RCRA NonGen posting states that the occupant is no longer a generator of hazardous wastes. The postings do not indicate that any of the reported spills or leaks impacted the Subject Property.

- **No use or storage of hazardous materials were observed on the Subject Property on the day of the inspection.**

The Environmental Site Assessment on the undeveloped three acre parcel of land, associated with the US Cold Storage facility located at 1021 East Walnut Avenue, in the City of Tulare in Tulare County, was performed in conformance with the scope and limitations of ASTM Standard Practice E 1527-13. In the opinion of HEI Corporation, this assessment has revealed no evidence of “recognized environmental conditions”, as defined by the ASTM, in connection with the Subject Property. Therefore, it can be concluded that no further action is required.

APPENDIX A
LIMITATIONS

LIMITATIONS

The services described in this report were performed consistent with generally accepted consulting principles and practices. No other warranty, expressed or implied, is made. These services were performed consistent with our agreement with the Client. This report is solely for the use and information of the Client unless otherwise noted. Any reliance on this report by a third party is at such party's sole risk.

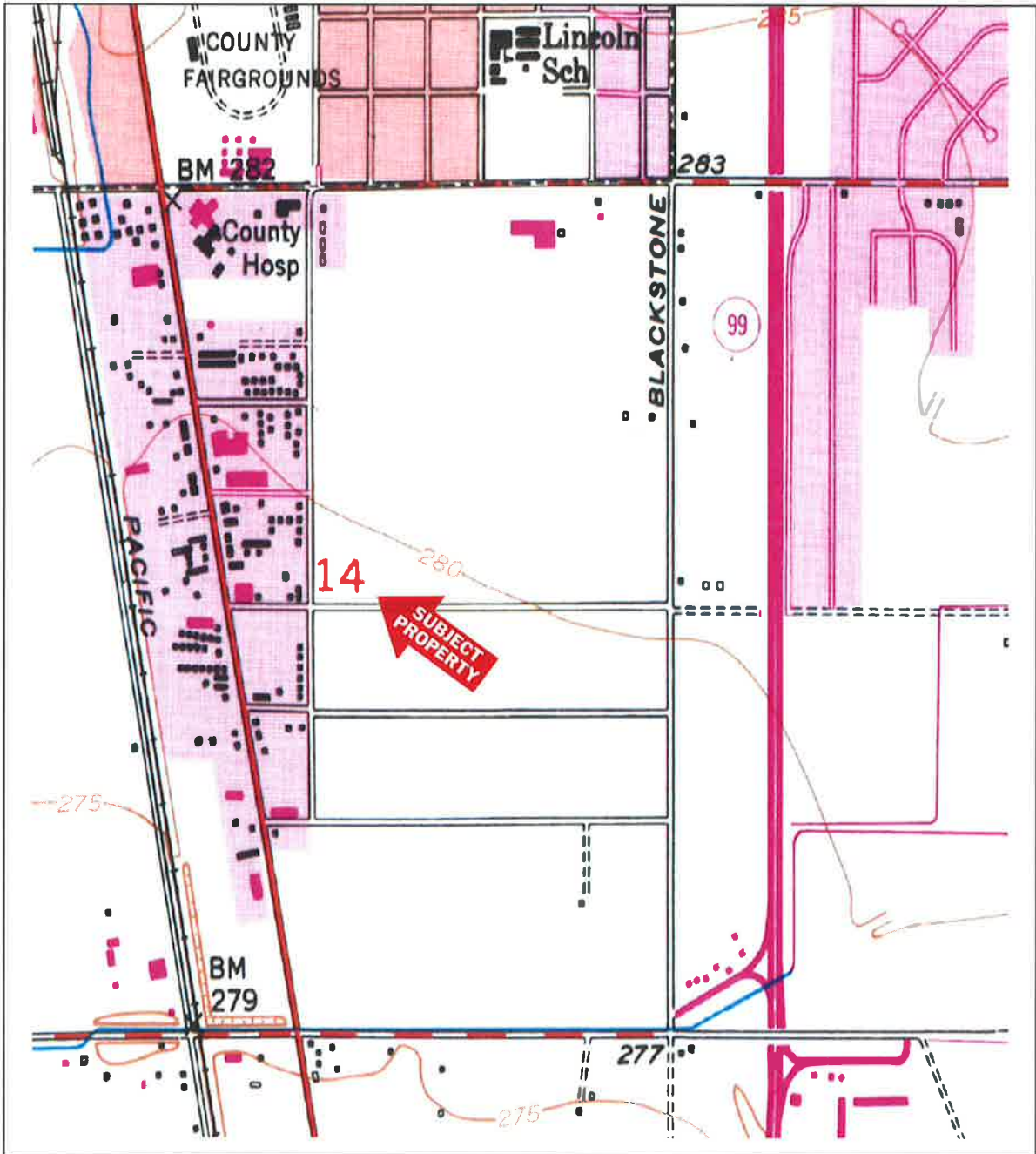
Opinions and recommendations contained in this report apply to conditions existing when services were performed and are intended only for the Client, purposes, locations, time frames, and project parameters indicated. We are not responsible for the impacts of any changes in environmental standards, practices, or regulations subsequent to the performance of services. We do not warrant the accuracy of information supplied by others.


The purpose of an environmental assessment is to reasonable evaluate the potential for or actual impact of past and current practices on the Subject Property. In performing an environmental assessment, it is understood that a balance must be struck between a reasonable inquiry into the environmental issues and an exhaustive analysis of each conceivable issue of potential concern. The following paragraph discuss the assumptions and parameters under which such an opinion is rendered.

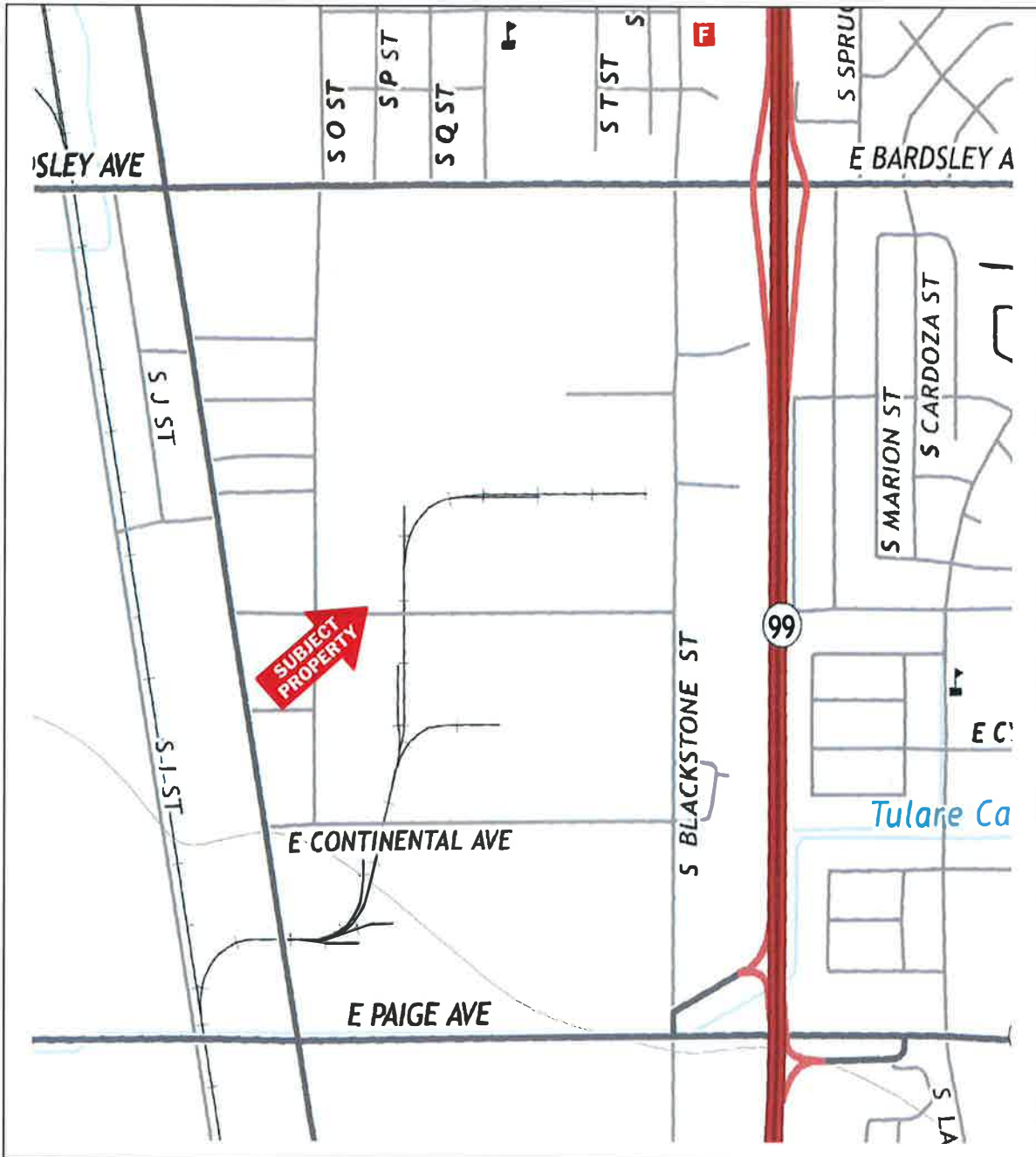
No investigation is thorough enough to exclude the presence of hazardous materials at a given site. If hazardous conditions have not been identified during the assessment, such a finding should not therefore be construed as a guarantee of the absence of such materials on the site, but rather as the services performed within the scope, limitations, and cost of the work performed. Environmental conditions may exist on the Subject Property that cannot be identified by visual observation.



APPENDIX B

**1979 AND 2015 USGS MAPS / ASSESSOR'S PARCEL MAP / OVERALL
ARRAY PLAN**



 Hayden Environmental	1979 USGS 7.5 Minute Topographic Map Subject Property: 1021 East Walnut Ave.; Tulare, California	<p style="text-align: center;">↑ NORTH</p>
JOB NUMBER: 20-212	Date: 1/31/20	FIGURE: B-1



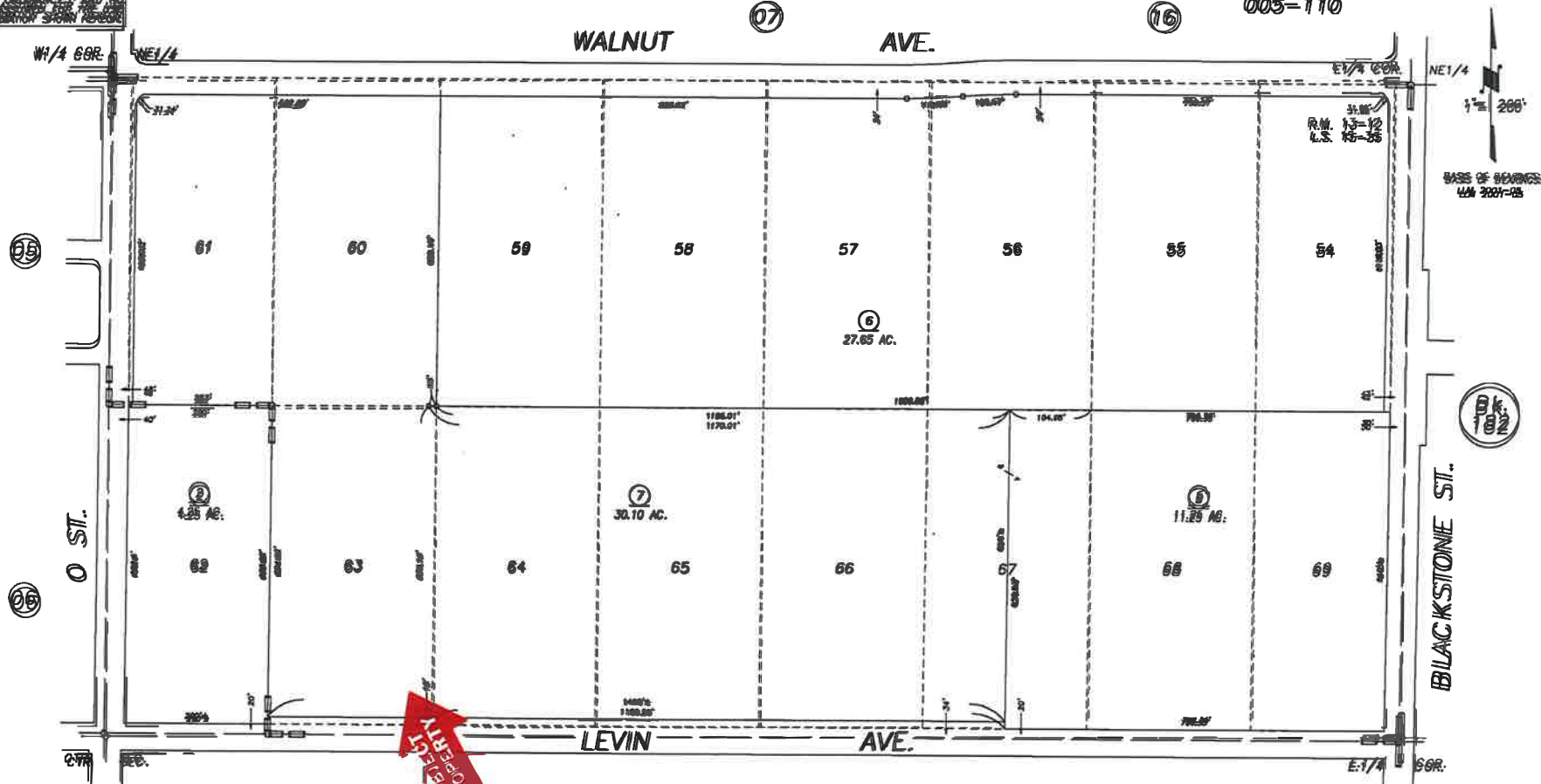
 Hayden Environmental	2015 USGS 7.5 Minute Topographic Map Subject Property: 1021 East Walnut Ave.; Tulare, California	 NORTH
JOB NUMBER: 20-212	Date: 1/31/20	FIGURE: B-2

S1/2 OF NE1/4 SEC.14, T.20S., R.24E., M.D.B.&M.

Tax Area Codes 181-08

005-005
005-092
005-110

DISCLAIMER
THIS MAP WAS PREPARED FOR LOCAL PURPOSES ONLY AND DOES NOT CONSTITUTE A WARRANTY OF THE INFORMATION SHOWN HEREON.



FOR HIGHWAY ACRES, R.M. 13-12
RECORD OF SURVEY, L.S. 15-35

CITY OF TULARE
ASSESSOR'S MAPS BK.181 , PG.08
COUNTY OF TULARE, CALIFORNIA, U.S.A.

NOTE: Assessor's Parcel Numbers Shown in Circles
Assessor's Block Numbers Shown in Ellipses

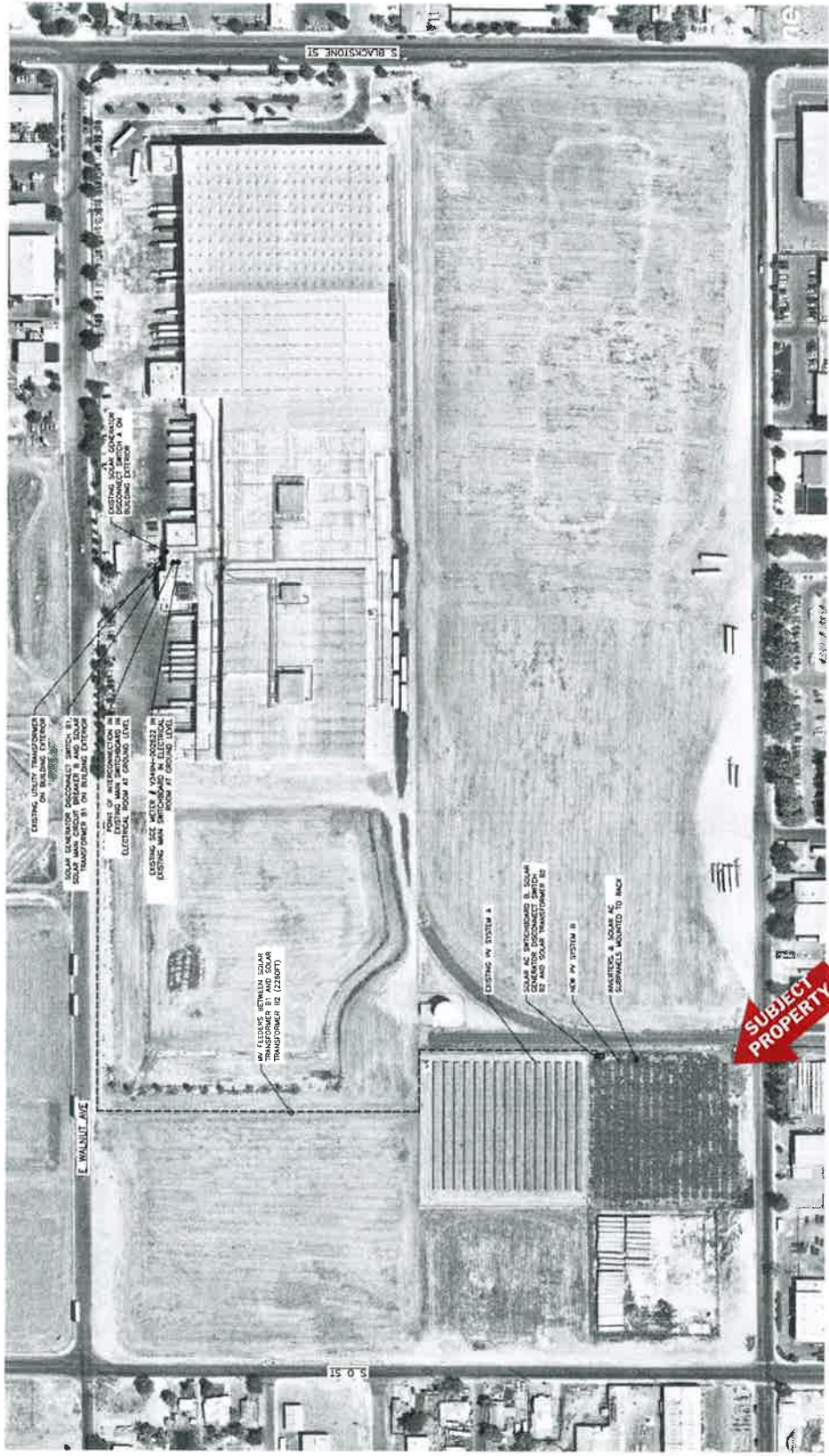
2002-08/108	04/29/2002	PREP
123	REVISION	DATE

ENTER SOLAR
 10001 E WALNUT AVE
 TULSA, OK 74127
 918.438.1111
 www.entsolar.com

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 10001 E WALNUT AVE
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SUBJECT PROPERTY

1 OVERALL ARRAY PLAN
 SCALE: 1" = 100'-0"

APPENDIX C

**SUBJECT PROPERTY PHOTOGRAPHS
1969, 1994, 2005, 2009 AND 2014 AERIAL PHOTOGRAPHS**

PHOTOGRAPHS



1. View of the Subject Property Looking Northeast Showing the Large Above Ground Tank, the US Cold Storage Facility and Refrigerate Rail Cars



2. View of the Subject Property Looking Southeast Showing the Industrial Building on the Adjoining Property to the South



3. View of the Subject Property Looking Southwest Showing the Fenced Parking Lot on the Adjoining Property to the West



4. View of the Subject Property Looking Northwest Showing a Pad-Mounted Transformer and the Solar Array Adjoining to the North



HEI Hayden
Environmental

**1969 AERIAL
PHOTOGRAPH**

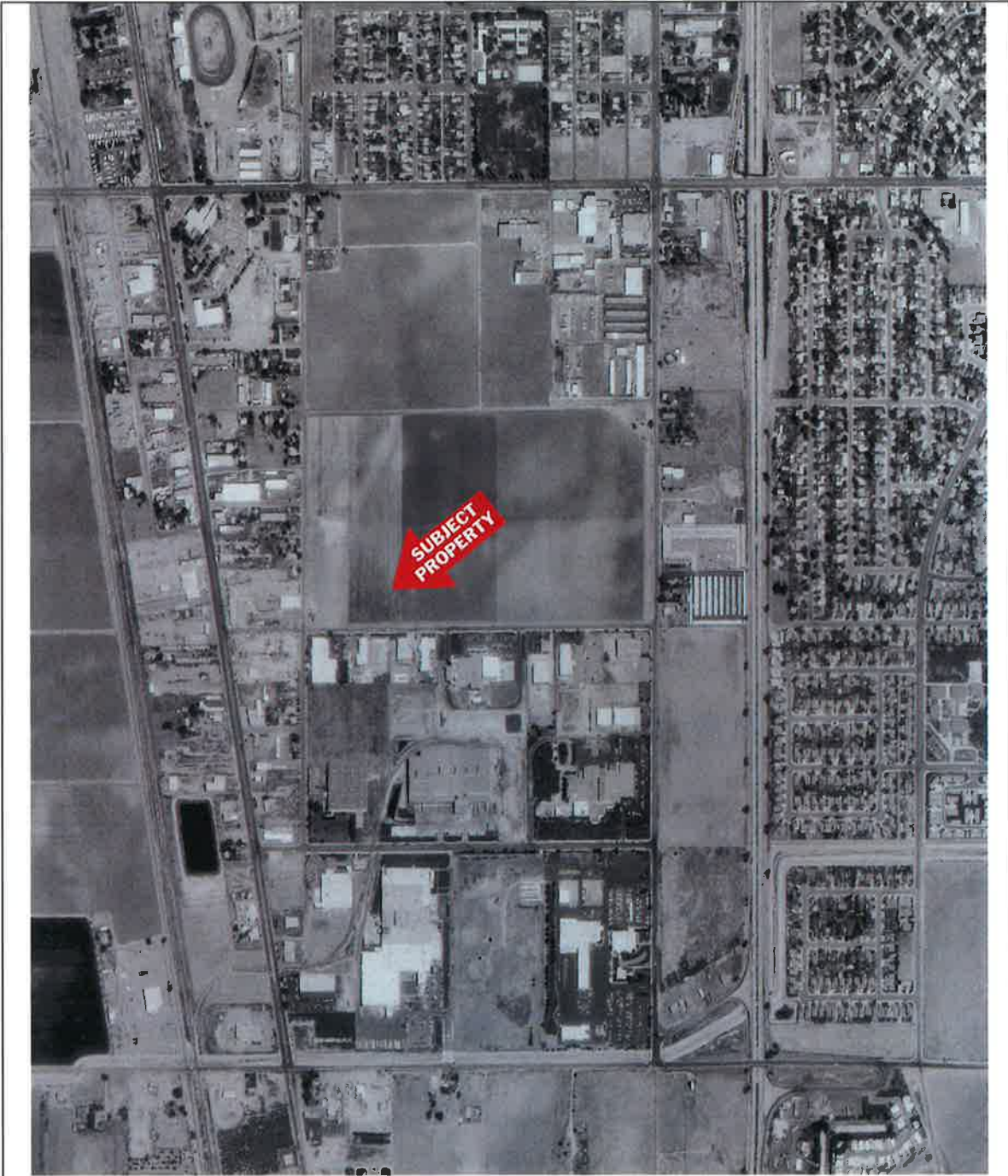
↑
NORTH

Subject Property: 1021 East
Walnut Ave.; Tulare,
California

JOB NUMBER:
20-212

Date:
1/31/20

FIGURE:
C-1



HEI Hayden
Environmental

**1994 AERIAL
PHOTOGRAPH**

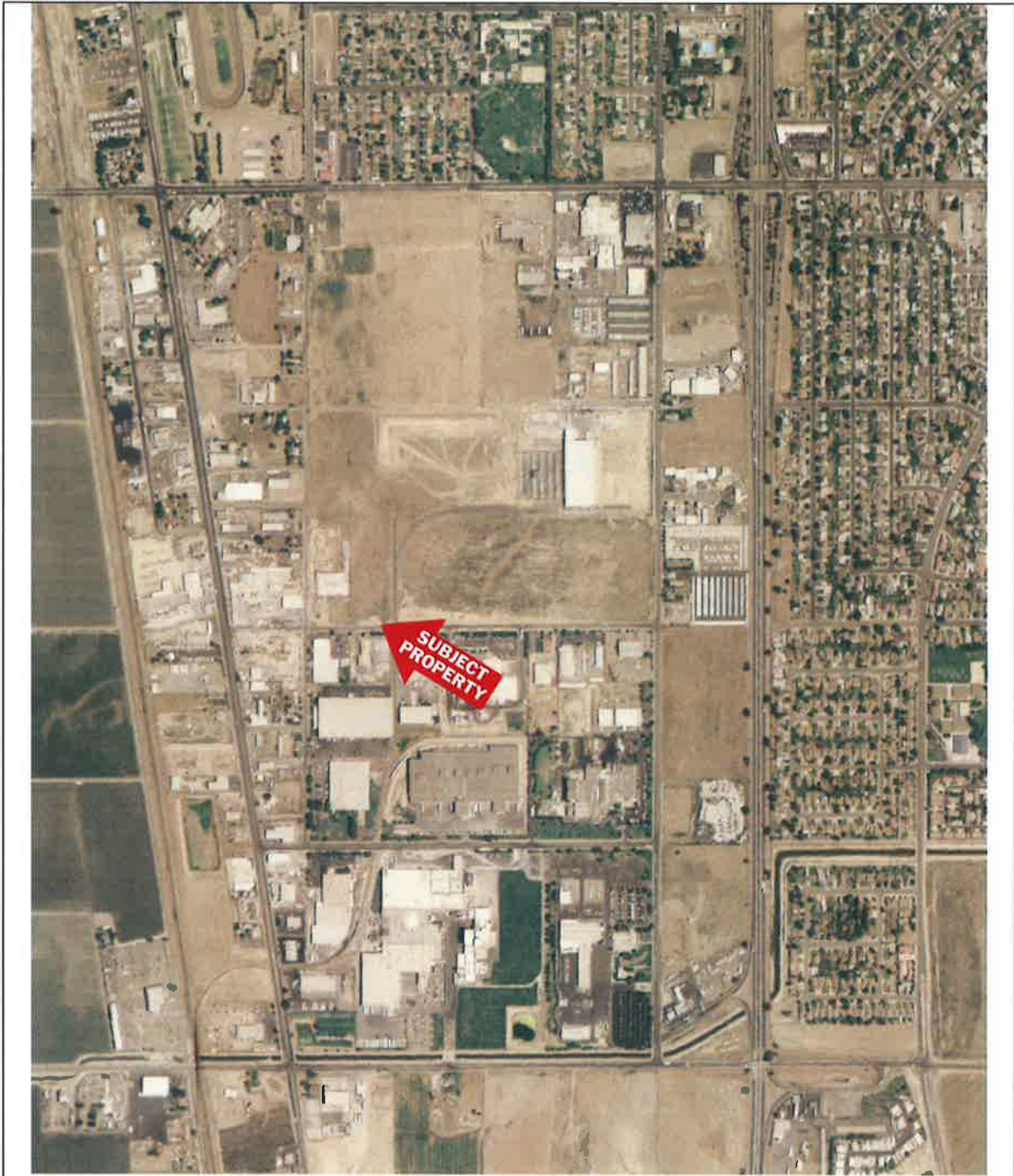
Subject Property: 1021 East
Walnut Ave.; Tulare,
California

↑
NORTH

JOB NUMBER:
20-212

Date:
1/31/20

FIGURE:
C-2



HEI Hayden
Environmental

2005 AERIAL
PHOTOGRAPH

Subject Property: 1021 East
Walnut Ave.; Tulare,
California

↑
NORTH

JOB NUMBER:
20-212

Date:
1/31/20

FIGURE:
C-3



HEI Hayden
Environmental

**2009 AERIAL
PHOTOGRAPH**

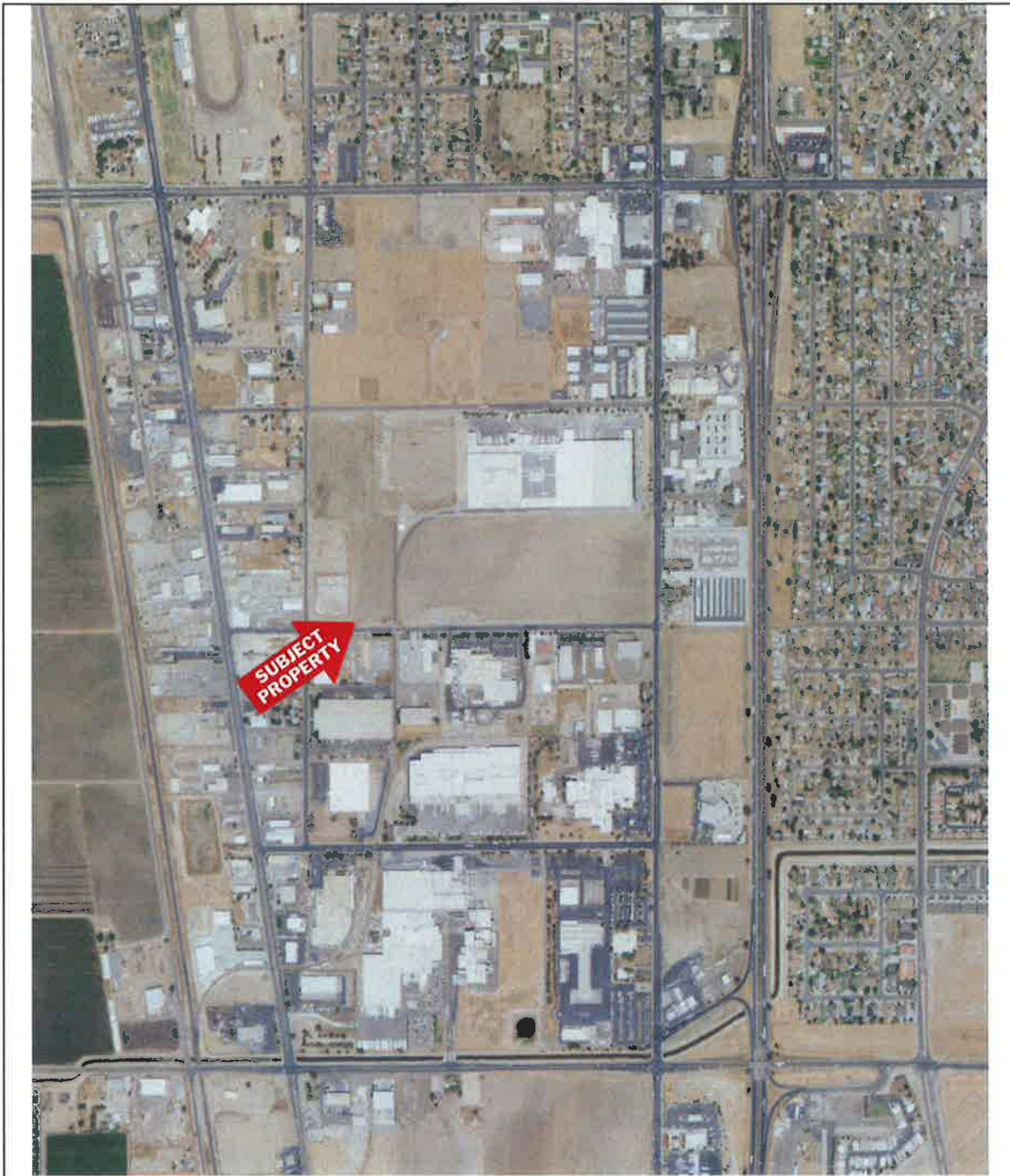
Subject Property: 1021 East
Walnut Ave.; Tulare,
California

↑
NORTH

JOB NUMBER:
20-212

Date:
1/31/20

FIGURE:
C-4



HEI Hayden
Environmental

2014 AERIAL
PHOTOGRAPH

Subject Property: 1021 East
Walnut Ave.; Tulare,
California

↑
NORTH

JOB NUMBER:
20-212

Date:
1/31/20

FIGURE:
C-5

APPENDIX D

REGULATORY AGENCIES DATABASE REPORT

Tulare Project
1021 East Walnut Avenue
Tulare, CA 93274

Inquiry Number: 05943095.6r
January 22, 2020

FirstSearch Report



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Search Summary Report

**TARGET SITE 1021 EAST WALNUT AVENUE
TULARE, CA 93274**

Category	Sel	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
<i>NPL</i>	Y	0	0	0	0	0	0	0
<i>NPL Delisted</i>	Y	0	0	0	0	0	0	0
<i>CERCLIS</i>	Y	0	0	0	0	-	0	0
<i>NFRAP</i>	Y	0	0	0	0	-	0	0
<i>RCRA COR ACT</i>	Y	0	0	0	0	0	0	0
<i>RCRA TSD</i>	Y	0	0	0	0	-	0	0
<i>RCRA GEN</i>	Y	0	2	1	-	-	0	3
<i>Federal IC / EC</i>	Y	0	0	0	0	-	0	0
<i>ERNS</i>	Y	0	-	-	-	-	0	0
<i>State/Tribal NPL</i>	Y	0	0	0	0	0	0	0
<i>State/Tribal CERCLIS</i>	Y	0	0	0	0	0	0	0
<i>State/Tribal SWL</i>	Y	0	0	0	0	-	0	0
<i>State/Tribal LTANKS</i>	Y	0	0	1	0	-	0	1
<i>State/Tribal Tanks</i>	Y	0	-	-	-	-	0	0
<i>State/Tribal VCP</i>	Y	0	0	0	0	-	0	0
<i>US Brownfields</i>	Y	0	0	0	0	-	0	0
<i>Other SWF</i>	Y	0	0	0	0	-	0	0
<i>Other Haz Sites</i>	Y	0	0	0	-	-	0	0
<i>Other Tanks</i>	Y	0	0	1	-	-	0	1
<i>Local Land Records</i>	Y	0	0	0	0	-	0	0
<i>Spills</i>	Y	2	-	-	-	-	0	2
<i>Other</i>	Y	7	6	8	-	-	0	21
<i>- Totals --</i>		9	8	11	0	0	0	28

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Search Summary Report

**TARGET SITE: 1021 EAST WALNUT AVENUE
TULARE, CA 93274**

Category	Database	Update	Radius	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
NPL	NPL	10/25/2019	1.000	0	0	0	0	0	0	0
	Proposed NPL	10/25/2019	1.000	0	0	0	0	0	0	0
NPL Delisted	Delisted NPL	10/25/2019	1.000	0	0	0	0	0	0	0
CERCLIS	SEMS	10/25/2019	0.500	0	0	0	0	-	0	0
NFRAP	SEMS-ARCHIVE	10/25/2019	0.500	0	0	0	0	-	0	0
RCRA COR ACT	CORRACTS	12/16/2019	1.000	0	0	0	0	0	0	0
RCRA TSD	RCRA-TSDF	12/16/2019	0.500	0	0	0	0	-	0	0
RCRA GEN	RCRA-LQG	12/16/2019	0.250	0	0	0	-	-	0	0
	RCRA-SQG	12/16/2019	0.250	0	2	1	-	-	0	3
	RCRA-VSQG	12/16/2019	0.250	0	0	0	-	-	0	0
Federal IC / EC	US ENG CONTROLS	08/19/2019	0.500	0	0	0	0	-	0	0
	US INST CONTROL	08/19/2019	0.500	0	0	0	0	-	0	0
ERNS	ERNS	09/09/2019	TP	0	-	-	-	-	0	0
State/Tribal NPL	RESPONSE	10/28/2019	1.000	0	0	0	0	0	0	0
State/Tribal CERCLIS	ENVIROSTOR	10/28/2019	1.000	0	0	0	0	0	0	0
State/Tribal SWL	SWF/LF	11/11/2019	0.500	0	0	0	0	-	0	0
State/Tribal LTANKS	LUST	09/09/2019	0.500	0	0	1	0	-	0	1
	INDIAN LUST	04/11/2019	0.500	0	0	0	0	-	0	0
	CPS-SLIC	09/09/2019	0.500	0	0	0	0	-	0	0
State/Tribal Tanks	UST	09/09/2019	TP	0	-	-	-	-	0	0
	AST	07/06/2016	TP	0	-	-	-	-	0	0
	INDIAN UST	04/11/2019	0.250	0	0	0	-	-	0	0
State/Tribal VCP	VCP	10/28/2019	0.500	0	0	0	0	-	0	0
US Brownfields	US BROWNFIELDS	06/03/2019	0.500	0	0	0	0	-	0	0

Search Summary Report

**TARGET SITE: 1021 EAST WALNUT AVENUE
TULARE, CA 93274**

Category	Database	Update	Radius	Site	1/8	1/4	1/2	> 1/2	ZIP	TOTALS
Other SWF	WMUDS/SWAT	04/01/2000	0.500	0	0	0	0	-	0	0
Other Haz Sites	SCH	10/28/2019	0.250	0	0	0	-	-	0	0
	US CDL	06/11/2019	TP	0	-	-	-	-	0	0
Other Tanks	SWEEPS UST	06/01/1994	0.250	0	0	1	-	-	0	1
Local Land Records	DEED	09/03/2019	0.500	0	0	0	0	-	0	0
Spills	HMIRS	06/24/2019	TP	0	-	-	-	-	0	0
	CHMIRS	05/15/2019	TP	2	-	-	-	-	0	2
Other	RCRA NonGen / NLR	12/16/2019	0.250	1	2	8	-	-	0	11
	TSCA	12/31/2016	TP	0	-	-	-	-	0	0
	TRIS	12/31/2017	TP	0	-	-	-	-	0	0
	SSTS	05/01/2019	TP	0	-	-	-	-	0	0
	RAATS	04/17/1995	TP	0	-	-	-	-	0	0
	PRP	10/25/2019	TP	0	-	-	-	-	0	0
	PADS	10/09/2019	TP	0	-	-	-	-	0	0
	ICIS	11/18/2016	TP	0	-	-	-	-	0	0
	FTTS	04/09/2009	TP	0	-	-	-	-	0	0
	MLTS	10/25/2019	TP	0	-	-	-	-	0	0
	RADINFO	07/01/2019	TP	0	-	-	-	-	0	0
	INDIAN RESERV	12/31/2014	1.000	0	0	0	0	0	0	0
	LEAD SMELTERS	10/25/2019	TP	0	-	-	-	-	0	0
	US AIRS	10/12/2016	TP	0	-	-	-	-	0	0
	FINDS	08/12/2019	TP	2	-	-	-	-	0	2
	CUPA Listings		0.125	1	4	-	-	-	0	5
	HAZNET	12/31/2017	TP	1	-	-	-	-	0	1
	UIC GEO	09/09/2019	TP	0	-	-	-	-	0	0
	WDS	06/19/2007	TP	0	-	-	-	-	0	0
	MILITARY PRIV SITES	09/09/2019	TP	0	-	-	-	-	0	0
	PROJECT	09/09/2019	TP	0	-	-	-	-	0	0
	CIWQS	09/03/2019	TP	2	-	-	-	-	0	2
	NON-CASE INFO	09/09/2019	TP	0	-	-	-	-	0	0
	OTHER OIL GAS	09/09/2019	TP	0	-	-	-	-	0	0
	PROD WATER PONDS	09/09/2019	TP	0	-	-	-	-	0	0
	SAMPLING POINT	09/09/2019	TP	0	-	-	-	-	0	0
	WELL STIM PROJ	09/09/2019	TP	0	-	-	-	-	0	0
- Totals -				9	8	11	0	0	0	28

Site Information Report

Request Date: JANUARY 21, 2020
Request Name: CHRIS HAYDEN

Search Type: COORD
Job Number: NA

Target Site: 1021 EAST WALNUT AVENUE
TULARE, CA 93274

Site Location

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>	<u>UTMs</u>
Longitude:	119.338295	119.3382950 - 119° 20' 17.86"	Easting: 289738.7
Latitude:	36.189916	36.1899160 - 36° 11' 23.69"	Northing: 4007346.5
Elevation:	283 ft. above sea level		Zone: Zone 11

Demographics

Sites: 28	Non-Geocoded: 0	Population: N/A		
RADON				
Federal EPA Radon Zone for TULARE County: 2				
Note: Zone 1 indoor average level > 4 pCi/L.				
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.				
: Zone 3 indoor average level < 2 pCi/L.				
<hr/>				
Federal Area Radon Information for Zip Code: 93274				
Number of sites tested: 9				
<u>Area</u>	<u>Average Activity</u>	<u>% <4 pCi/L</u>	<u>% 4-20 pCi/L</u>	<u>% >20 pCi/L</u>
Living Area - 1st Floor	1.544 pCi/L	100%	0%	0%
Living Area - 2nd Floor	0.600 pCi/L	100%	0%	0%
Basement	Not Reported	Not Reported	Not Reported	Not Reported
<hr/>				
Federal Area Radon Information for TULARE COUNTY, CA				
Number of sites tested: 59				
<u>Area</u>	<u>Average Activity</u>	<u>% <4 pCi/L</u>	<u>% 4-20 pCi/L</u>	<u>% >20 pCi/L</u>
Living Area - 1st Floor	1.846 pCi/L	97%	3%	0%
Living Area - 2nd Floor	0.600 pCi/L	100%	0%	0%
Basement	3.100 pCi/L	50%	50%	0%

Site Information Report

RADON

State Database: CA Radon

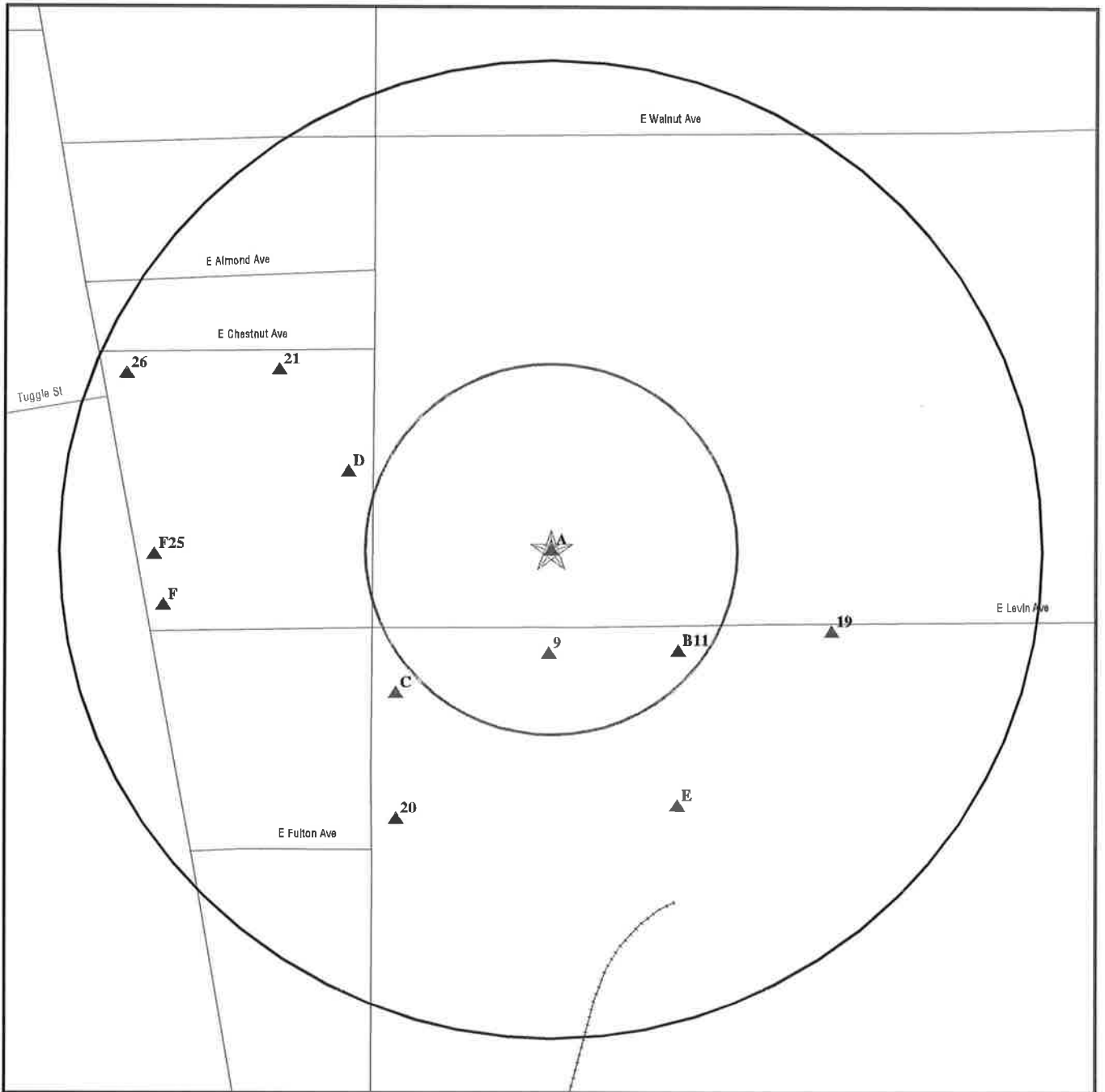
Radon Test Results

<u>Zipcode</u>	<u>Num Tests</u>	<u>> 4 pCi/L</u>
93274	92	27

Environmental FirstSearch
 0.25 Mile Radius
 Non ASTM Map, Spills, FINDS



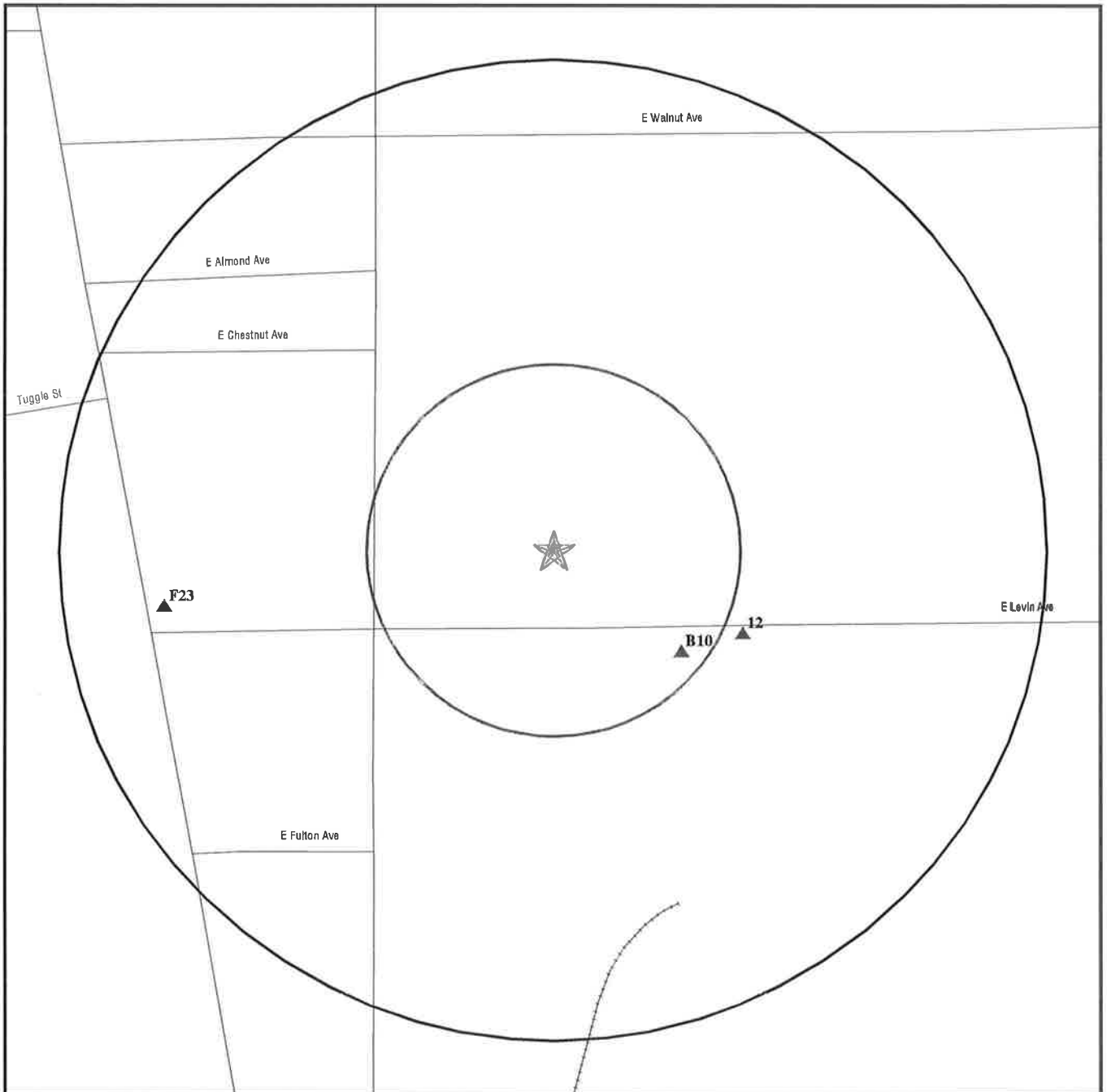
1021 EAST WALNUT AVENUE TULARE, CA 93274



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

- ★ **Target Property (Latitude: 36.188816 Longitude: 118.338285)**
- ▲ **Identified Sites**
- ⚠ **Sensitive Receptors**
- ☒ **National Priority List Sites**
- ☒ **Indian Reservations BIA**

1021 EAST WALNUT AVENUE TULARE, CA 93274



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

★ **Target Property (Latitude: 36.189916 Longitude: 119.338295)**

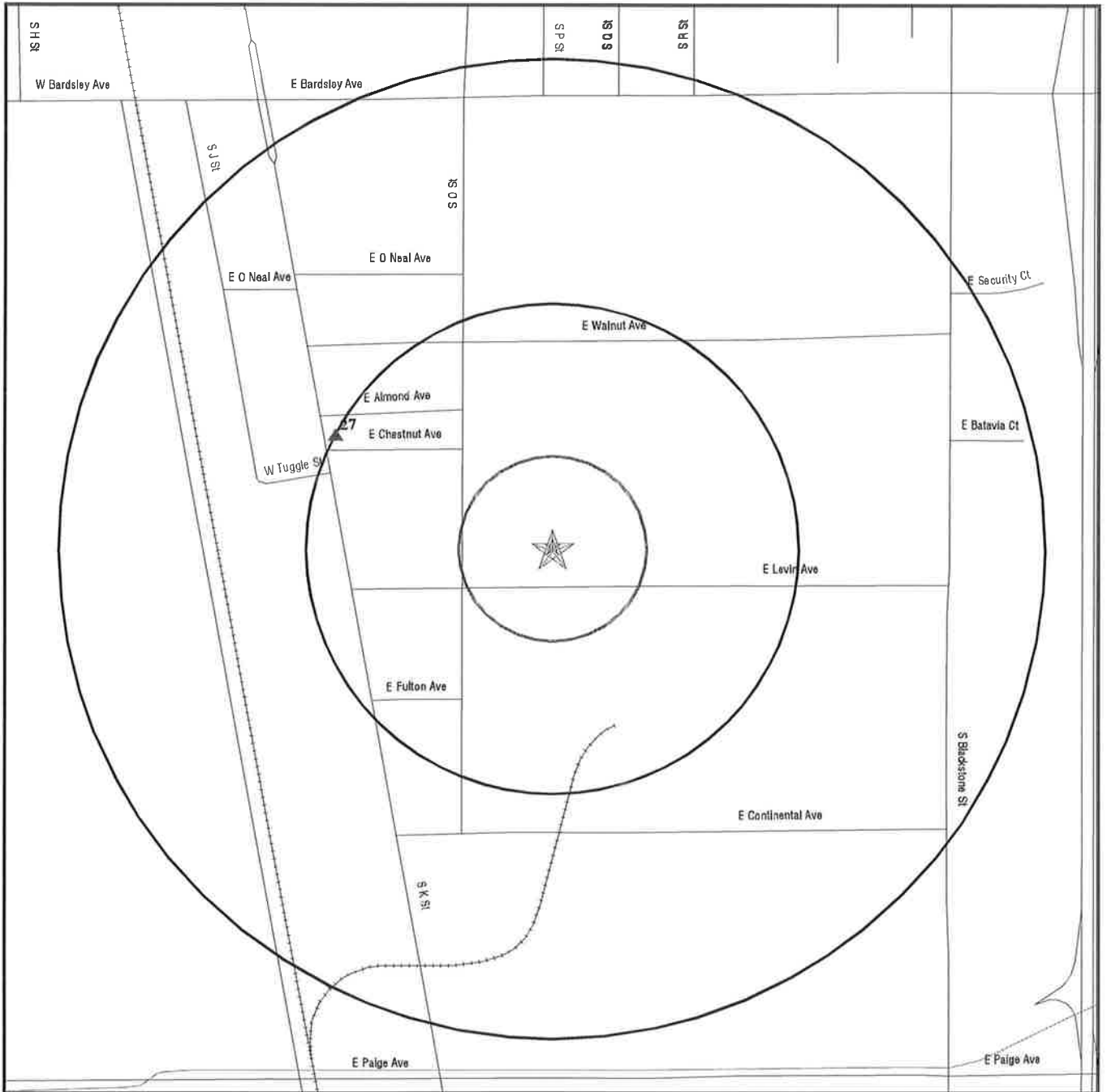
▲ **Identified Sites**  **Indian Reservations BIA**

 **National Priority List Sites**

Environmental FirstSearch
 0.500 Mile Radius
 ASTM MAP: CERCLIS, RCRATSD, LUST, SWL



1021 EAST WALNUT AVENUE TULARE, CA 93274



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

★ **Target Property (Latitude: 36.189916 Longitude: 119.338295)**

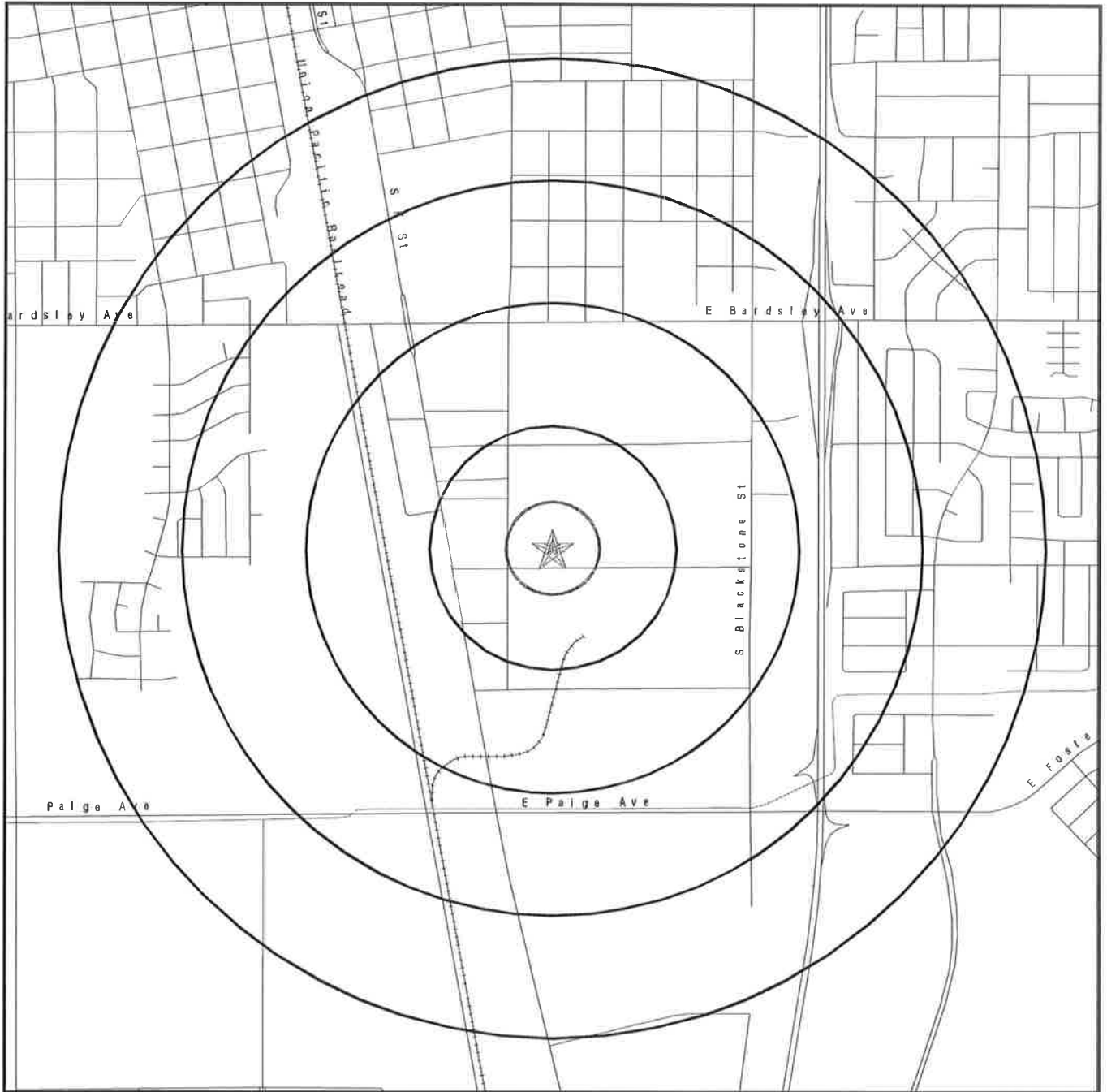
▲ **Identified Sites** 🏠 **Indian Reservations BIA**

🗺️ **National Priority List Sites**

Environmental FirstSearch
1.000 Mile Radius
ASTM MAP: NPL, RCRA/COR, STATES Sites



1021 EAST WALNUT AVENUE TULARE, CA 93274



Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

- ★ **Target Property (Latitude: 36.189916 Longitude: 119.338295)**
- ▲ **Identified Sites**
- **National Priority List Sites**
- **Indian Reservations BIA**

Target Site Summary Report

Target Property: 1021 EAST WALNUT AVENUE
TULARE, CA 93274

JOB: N/A

TOTAL: 28 GEOCODED: 28 NON GEOCODED: 0

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
A1	FINDS --110065866619	US COLD STORAGE	1021 E WALNUT AVE TULARE, CA 93274	0.00	+ 0	1
A2	CHMIRS --1-5271		1021 EAST WALNUT AVE TULARE, CA	0.00	+ 0	2
A3	FINDS --110023010098	UNITED STATES COLD STORAGE, TU	1021 E WALNUT TULARE, CA 93274	0.00	+ 0	4
A4	CIWQS	US COLD STORAGE	1021 E WALNUT AVE TULARE, CA 93274	0.00	+ 0	5
A4	CUPA Listings	US COLD STORAGE	1021 E WALNUT AVE TULARE, CA 93274	0.00	+ 0	6
A5	CHMIRS --19-1848		1021 E. WALNUT TULARE, CA	0.00	+ 0	7
A6	CIWQS	UNITED STATES COLD STORAGE FAC	1021 E WALNUT AVE TULARE, CA 93274	0.00	+ 0	9
A7	HAZNET --CAL000281853	UNITED STATES COLD STORAGE	1021 E WALNUT AVE TULARE, CA 93274	0.00	+ 0	10
A8	RCRA NonGen / NLR --CAL000281853	UNITED STATES COLD STORAGE	1021 E WALNUT AVE TULARE, CA 93274	0.00	+ 0	11

Sites Summary Report

Target Property: 1021 EAST WALNUT AVENUE
TULARE, CA 93274

JOB: NA

TOTAL: 28 GEOCODED: 28 NON GEOCODED: 0

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
9	CUPA Listings	VAN CLEVE CONCRETE PRODUCTS, I	795 E LEVIN AVE TULARE, CA 93274	0.05 South	- 1	13
B10	RCRA-SQG --CAR000152603	APV SERVICE CENTER	863 E LEVIN AVE TULARE, CA 93274	0.08 SE	- 1	14
B11	CUPA Listings	SPX-APV SERVICE CENTER	863 E LEVIN AVE TULARE, CA 93274	0.08 SE	- 1	16
12	RCRA-SQG --CAD981411176	ECOLAB INC	863 LEVIN AVENUE TULARE, CA 93275	0.10 ESE	+ 0	17
G13	RCRA NonGen / NLR --CAL000126765	FISHER MANUFACTURING COMPANY	1900 SOUTH O ST TULARE, CA 93274	0.11 SW	- 1	19
G14	CUPA Listings	FISHER MANUFACTURING CO INC	1900 S O ST TULARE, CA 93274	0.11 SW	- 1	21
D15	RCRA NonGen / NLR --CAC002969678	NEW CINGULAR WIRELESS PCS, LLC	1679 SOUTH O STREET TULARE, CA 93274	0.11 WNW	+ 0	22
D16	CUPA Listings	AT&T MOBILITY - SW TULARE (USI	1679 S O ST TULARE, CA 93274	0.11 WNW	+ 0	24
E17	RCRA NonGen / NLR --CAC003014759		857 E. LEVIN AVE. TULARE, CA 93274	0.15 SSE	- 1	25
E18	RCRA NonGen / NLR --CAC003016171		857 E. LEVIN AVE. TULARE, CA 93274	0.15 SSE	- 1	27
19	RCRA NonGen / NLR --CAL000214157	SAPUTO CHEESE USA INC	901 LEVIN TULARE, CA 93274	0.15 ESE	+ 0	29
20	RCRA NonGen / NLR --CAL0003731194	KLOECKNER METALS CORPORTATION	2000 S O ST TULARE, CA 93274	0.16 SSW	- 1	31
21	RCRA NonGen / NLR --CAL000447785		535 E CHESTNUT AVE TULARE, CA 93274	0.17 NW	+ 0	33
F22	RCRA NonGen / NLR --CAL000502001	CEMEX CONSTRUCTION MATERIALS P	1890 S K ST TULARE, CA 93274	0.20 West	- 1	35

Sites Summary Report

Target Property: 1021 EAST WALNUT AVENUE
TULARE, CA 93274

JOB: NA

TOTAL: 28 GEOCODED: 28 NON GEOCODED: 0

Map ID	DB Type --ID/Status	Site Name	Address	Dist/Dir	ElevDiff	Page No.
F23	RCRA-SQG --CAD983650722	ARTESIA READY MIX CONCRETE INC	1890 SOUTH K STREET TULARE, CA 93274	0.20 West	- 1	37
F24	SWEEPS UST --A --A --627	SHEPPA READY MIX	1890 S K ST TULARE, CA 93274	0.20 West	- 1	39
F25	RCRA NonGen / NLR MORRIS LEVIN AND SON --CAL000065416		1816 S K ST TULARE, CA 93274	0.20 West	- 1	40
26	RCRA NonGen / NLR AAA SMOG AND MUFFLERS --CAL000329426		1600 S K ST TULARE, CA 93274	0.23 WNW	+ 0	42
27	LUST --Case Closed --Completed - Case Closed --T0610700056	TURNUPSEED ELECTRIC	1580 K ST S TULARE, CA 93274	0.25 WNW	+ 0	44

Site Detail Report

Target Property: 1021 EAST WALNUT AVENUE
TULARE, CA 93274

JOB: NA

FINDS

EDR ID: 1023294948 DIST/DIR: 0.000 ELEVATION: 283 MAP ID: A1

NAME: US COLD STORAGE
ADDRESS: 1021 E WALNUT AVE
TULARE, CA 93274
TULARE
SOURCE: US EPA

Rev: 08/12/2019
ID/Status: 110065866619

FINDS:

Registry ID: 110065866619

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

STATE MASTER

[Click this hyperlink](#) while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

Site Detail Report

Target Property: 1021 EAST WALNUT AVENUE
TULARE, CA 93274

JOB: N/A

CHMIRS

EDR ID: S111756944 DIST/DIR: 0.000 ELEVATION: 283 MAP ID: A2

NAME: **Rev:** 05/15/2019
ADDRESS: 1021 EAST WALNUT AVE **ID/Status:** 1-5271
TULARE, CA
TULARE COUNTY
SOURCE: CA Office of Emergency Services

CHMIRS:
Name: Not reported
Address: 1021 EAST WALNUT AVE
City,State,Zip: TULARE, CA
OES Incident Number: 1-5271
OES notification: 09/05/2011
OES Date: Not reported
OES Time: Not reported
Date Completed: Not reported
Property Use: Not reported
Agency Id Number: Not reported
Agency Incident Number: Not reported
Time Notified: Not reported
Time Completed: Not reported
Surrounding Area: Not reported
Estimated Temperature: Not reported
Property Management: Not reported
More Than Two Substances Involved?: Not reported
Resp Agency Personnel # Of Decontaminated: Not reported
Responding Agency Personnel # Of Injuries: Not reported
Responding Agency Personnel # Of Fatalities: Not reported
Others Number Of Decontaminated: Not reported
Others Number Of Injuries: Not reported
Others Number Of Fatalities: Not reported
Vehicle Make/year: Not reported
Vehicle License Number: Not reported
Vehicle State: Not reported
Vehicle Id Number: Not reported
CA DOT PUC/ICC Number: Not reported
Company Name: Not reported
Reporting Officer Name/ID: Not reported
Report Date: Not reported
Facility Telephone: Not reported
Waterway Involved: No
Waterway: Not reported
Spill Site: Rail Road
Cleanup By: Contractor
Containment: Not reported
What Happened: Not reported
Type: Not reported
Measure: Gal(s)
Other: Not reported
Date/Time: 1203
Year: 2011

- Continued on next page -

Site Detail Report

Target Property: 1021 EAST WALNUT AVENUE
TULARE, CA 93274

JOB: NA

CHMIRS

EDR ID: S111756944 DIST/DIR: 0.000 ELEVATION: 283 MAP ID: A2

NAME: **Rev:** 05/15/2019
ADDRESS: 1021 EAST WALNUT AVE **ID/Status:** 1-5271
TULARE, CA
TULARE COUNTY
SOURCE: CA Office of Emergency Services

Agency: UPRR
Incident Date: 9/5/2011
Admin Agency: Not reported
Amount: Not reported
Contained: Yes
Site Type: Not reported
E Date: Not reported
Substance: Diesel
Quantity Released: 10
Unknown: Not reported
Substance #2: Not reported
Substance #3: Not reported
Evacuations: Not reported
Number of Injuries: Not reported
Number of Fatalities: Not reported
#1 Pipeline: Not reported
#2 Pipeline: Not reported
#3 Pipeline: Not reported
#1 Vessel >= 300 Tons: Not reported
#2 Vessel >= 300 Tons: Not reported
#3 Vessel >= 300 Tons: Not reported
Evacs: Not reported
Injuries: Not reported
Fatal: Not reported
Comments: Not reported
Description: Fuel line leak from the refrigerator car to the ballast

Site Detail Report

Target Property: 1021 EAST WALNUT AVENUE
TULARE, CA 93274

JOB: NA

FINDS

EDR ID: 1017455987 DIST/DIR: 0.000 ELEVATION: 283 MAP ID: A3

NAME: UNITED STATES COLD STORAGE, TULARE NORTH **Rev:** 08/12/2019
ADDRESS: 1021 E WALNUT **ID/Status:** 110023010098
TULARE, CA 93274
TULARE
SOURCE: US EPA

FINDS:

Registry ID: 110023010098

Environmental Interest/Information System

US EPA Risk Management Plan (RMP) database stores the risk management plans reported by companies that handle, manufacture, use, or store certain flammable or toxic substances, as required under section 112(r) of the Clean Air Act (CAA).

[Click this hyperlink](#) while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

Site Detail Report

Target Property: 1021 EAST WALNUT AVENUE
TULARE, CA 93274

JOB: NA

CIWQS

EDR ID: S120052586 **DIST/DIR:** 0.000 **ELEVATION:** 283 **MAP ID:** A4

NAME: US COLD STORAGE **Rev:** 09/03/2019
ADDRESS: 1021 E WALNUT AVE
TULARE, CA 93274

SOURCE: CA State Water Resources Control Board

CIWQS:

Name: US COLD STORAGE
Address: 1021 E WALNUT AVE
City,State,Zip: TULARE, CA 93273
Agency: United States Cold Storage inc
Agency Address: 201 Laurel Rd Ste 400 Four Echlon Plaza, Voorhees, NJ 08043
Place/Project Type: Construction - Industrial
SIC/NAICS: Not reported
Region: 5F
Program: CONSTW
Regulatory Measure Status: Terminated
Regulatory Measure Type: Storm water construction
Order Number: 99-08DW
WDID: 5F54C350339
NPDES Number: CAS000002
Adoption Date: Not reported
Effective Date: 01/08/2008
Termination Date: 03/11/2010
Expiration/Review Date: Not reported
Design Flow: Not reported
Major/Minor: Not reported
Complexity: Not reported
TTWQ: Not reported
Enforcement Actions within 5 years: 0
Violations within 5 years: 0
Latitude: Not reported
Longitude: Not reported

Site Detail Report

Target Property: 1021 EAST WALNUT AVENUE
TULARE, CA 93274

JOB: NA

CUPA Listings

EDR ID: S120052586 **DIST/DIR:** 0.000 **ELEVATION:** 283 **MAP ID:** A4

NAME: US COLD STORAGE **Rev:**
ADDRESS: 1021 E WALNUT AVE
TULARE, CA 93274

SOURCE: CA Please see county level database for agency information.

CUPA TULARE:

Name: US COLD STORAGE
Address: 1021 E WALNUT AVE
City,State,Zip: TULARE, CA 93274
CERS ID: 10604962
Facility ID: FA1346765
APN: 181-080-006
Latitude: 36.191913787
Longitude: -119.33331633
PE: 2224
TB Fin Fees Description: HM - LARGE FACILITY - > 5 CHEMICALS
Current Status: 1
CD Fin billing Status Description: Active, billable

Name: US COLD STORAGE
Address: 1021 E WALNUT AVE
City,State,Zip: TULARE, CA 93274
CERS ID: 10604962
Facility ID: FA1346765
APN: 181-080-006
Latitude: 36.191913787
Longitude: -119.33331633
PE: 2100
TB Fin Fees Description: RISK MANAGEMENT PLAN
Current Status: 1
CD Fin billing Status Description: Active, billable

Name: US COLD STORAGE
Address: 1021 E WALNUT AVE
City,State,Zip: TULARE, CA 93274
CERS ID: 10604962
Facility ID: FA1346765
APN: 181-080-006
Latitude: 36.191913787
Longitude: -119.33331633
PE: 2254
TB Fin Fees Description: HW - SMALL GENERATOR
Current Status: 1
CD Fin billing Status Description: Active, billable

Site Detail Report

Target Property: 1021 EAST WALNUT AVENUE
TULARE, CA 93274

JOB: NA

CHMIRS

EDR ID: S124449780 DIST/DIR: 0.000 ELEVATION: 283 MAP ID: A5

NAME: **Rev:** 05/15/2019
ADDRESS: 1021 E. WALNUT **ID/Status:** 19-1846
TULARE, CA
TULARE COUNTY
SOURCE: CA Office of Emergency Services

CHMIRS:
Name: Not reported
Address: 1021 E. WALNUT
City,State,Zip: TULARE, CA
OES Incident Number: 19-1846
OES notification: 03/18/2019
OES Date: Not reported
OES Time: Not reported
Date Completed: Not reported
Property Use: Not reported
Agency Id Number: Not reported
Agency Incident Number: Not reported
Time Notified: Not reported
Time Completed: Not reported
Surrounding Area: Not reported
Estimated Temperature: Not reported
Property Management: Not reported
More Than Two Substances Involved?: Not reported
Resp Agncy Personel # Of Decontaminated: Not reported
Responding Agency Personel # Of Injuries: Not reported
Responding Agency Personel # Of Fatalities: Not reported
Others Number Of Decontaminated: Not reported
Others Number Of Injuries: Not reported
Others Number Of Fatalities: Not reported
Vehicle Make/year: Not reported
Vehicle License Number: Not reported
Vehicle State: Not reported
Vehicle Id Number: Not reported
CA DOT PUC/ICC Number: Not reported
Company Name: Not reported
Reporting Officer Name/ID: Not reported
Report Date: Not reported
Facility Telephone: Not reported
Waterway Involved: No
Waterway: Not reported
Spill Site: Rail Road
Cleanup By: Contractor
Containment: Not reported
What Happened: Not reported
Type: Not reported
Measure: Not reported
Other: Not reported
Type: PETROLEUM
Measure: N/A

- Continued on next page -

Site Detail Report

Target Property: 1021 EAST WALNUT AVENUE
TULARE, CA 93274

JOB: NA

CHMIRS

EDR ID: S124449780 DIST/DIR: 0.000 ELEVATION: 283 MAP ID: A5

NAME: **Rev:** 05/15/2019
ADDRESS: 1021 E. WALNUT **ID/Status:** 19-1846
TULARE, CA
TULARE COUNTY
SOURCE: CA Office of Emergency Services

Other: Not reported
Date/Time: 1309
Year: 2019
Agency: UPRR
Incident Date: 03/18/2019
Admin Agency: Tulare County Health Department
Amount: Not reported
Contained: Not stopped, Not contained
Site Type: Not reported
E Date: Not reported
Substance: Diesel
Quantity Released: 2' wide
Unknown: Not reported
Substance #2: Not reported
Substance #3: Not reported
Evacuations: Not reported
Number of Injuries: Not reported
Number of Fatalities: Not reported
#1 Pipeline: No
#2 Pipeline: No
#3 Pipeline: No
#1 Vessel >= 300 Tons: No
#2 Vessel >= 300 Tons: No
#3 Vessel >= 300 Tons: No
Evacs: No
Injuries: No
Fatais: No
Comments: Not reported
Description: Per the caller they discovered a two foot wide spot of diesel on the rocks. The leak is from a motor on a refridgerated rail car.

Site Detail Report

Target Property: 1021 EAST WALNUT AVENUE
TULARE, CA 93274

JOB: NA

CIWQS

EDR ID: S121687167 **DIST/DIR:** 0.000 **ELEVATION:** 283 **MAP ID:** A6

NAME: UNITED STATES COLD STORAGE FACILITY EXPANSION **Rev:** 09/03/2019

ADDRESS: 1021 E WALNUT AVE
TULARE, CA 93274
TULARE

SOURCE: CA State Water Resources Control Board

CIWQS:

Name: UNITED STATES COLD STORAGE FACILITY EXPANSION
Address: 1021 E WALNUT AVE
City,State,Zip: TULARE, CA 93274
Agency: United States Cold Storage inc
Agency Address: 201 Laurel Rd Ste 400 Four Echlon Plaza, Voorhees, NJ 08043
Place/Project Type: Construction - Commercial
SIC/NAICS: Not reported
Region: 5F
Program: CONSTW
Regulatory Measure Status: Terminated
Regulatory Measure Type: Storm water construction
Order Number: 99-08DW
WDID: 5F54C332448
NPDES Number: CAS000002
Adoption Date: Not reported
Effective Date: 02/16/2005
Termination Date: 05/23/2008
Expiration/Review Date: Not reported
Design Flow: Not reported
Major/Minor: Not reported
Complexity: Not reported
TTWQ: Not reported
Enforcement Actions within 5 years: 0
Violations within 5 years: 0
Latitude: Not reported
Longitude: Not reported

Site Detail Report

Target Property: 1021 EAST WALNUT AVENUE
TULARE, CA 93274

JOB: NA

HAZNET

EDR ID: S121776691 **DIST/DIR:** 0.000 **ELEVATION:** 283 **MAP ID:** A7

NAME: UNITED STATES COLD STORAGE **Rev:** 12/31/2017
ADDRESS: 1021 E WALNUT AVE **ID/Status:** CAL000281653
TULARE, CA 93274
TULARE
SOURCE: CA California Environmental Protection Agency

HAZNET:

Name: UNITED STATES COLD STORAGE
Address: 1021 E WALNUT AVE
City,State,Zip: TULARE, CA 932746505
Year: 2017
GEPAID: CAL000281653
Contact: LISA BATTINO
Telephone: 6093148035
Mailing Name: Not reported
Mailing Address: 3100 52ND AVE
Mailing City,St,Zip: SACRAMENTO, CA 958231023
Gen County: Tulare
TSD EPA ID: CAD097030993
TSD County: Los Angeles
Tons: 0.1
CA Waste Code: 352-Other organic solids
Method: H141-Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery
(H010-H129) Or (H131-H135)
Facility County: Tulare

Name: UNITED STATES COLD STORAGE
Address: 1021 E WALNUT AVE
City,State,Zip: TULARE, CA 932746505
Year: 2008
GEPAID: CAL000281653
Contact: Lisa Battino
Telephone: 6093148035
Mailing Name: Not reported
Mailing Address: 3100 52ND AVE
Mailing City,St,Zip: SACRAMENTO, CA 958231023
Gen County: Tulare
TSD EPA ID: CAT000646117
TSD County: Kings
Tons: 6.086
CA Waste Code: 343-Unspecified organic liquid mixture
Method: -
Facility County: Tulare

Site Detail Report

Target Property: 1021 EAST WALNUT AVENUE
TULARE, CA 93274

JOB: NA

RCRA NonGen / NLR

EDR ID: 1024808783 DIST/DIR: 0.000 ELEVATION: 283 MAP ID: A8

NAME: UNITED STATES COLD STORAGE **Rev:** 12/16/2019
ADDRESS: 1021 E WALNUT AVE **ID/Status:** CAL000281653
TULARE, CA 93274
TULARE
SOURCE: US Environmental Protection Agency

RCRA NonGen / NLR:

Date form received by agency: 2004-04-28 00:00:00.0

Facility name: UNITED STATES COLD STORAGE

Facility address: 1021 E WALNUT AVE
TULARE, CA 93274-6505

EPA ID: CAL000281653

Mailing address: 3100 52ND AVE
SACRAMENTO, CA 95823-1023

Contact: LISA BATTINO

Contact address: 201 LAUREL RD SUITE 400
VOORHEES, NJ 08033

Contact country: Not reported

Contact telephone: 609-314-8035

Contact email: CSOARES@USCOLD.COM

EPA Region: 09

Classification: Non-Generator

Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name: UNITED STATES COLD STORAGE OF CALI

Owner/operator address: 2525 EAST NORTH AVENUE
FRESNO, CA 93725

Owner/operator country: Not reported

Owner/operator telephone: 559-237-6145

Owner/operator email: Not reported

Owner/operator fax: Not reported

Owner/operator extension: Not reported

Legal status: Other

Owner/Operator Type: Owner

Owner/Op start date: Not reported

Owner/Op end date: Not reported

Owner/operator name: LISA BATTINO

Owner/operator address: 201 LAUREL RD SUITE 400
VOORHEES, NJ 08033

Owner/operator country: Not reported

Owner/operator telephone: 609-314-8035

Owner/operator email: Not reported

Owner/operator fax: Not reported

Owner/operator extension: Not reported

Legal status: Other

Owner/Operator Type: Operator

Owner/Op start date: Not reported

Owner/Op end date: Not reported

- Continued on next page -

Site Detail Report

Target Property: 1021 EAST WALNUT AVENUE
TULARE, CA 93274

JOB: NA

RCRA NonGen / NLR

EDR ID: 1024808783 **DIST/DIR:** 0.000 **ELEVATION:** 283 **MAP ID:** A8

NAME: UNITED STATES COLD STORAGE

Rev: 12/16/2019

ADDRESS: 1021 E WALNUT AVE
TULARE, CA 93274
TULARE

ID/Status: CAL000281653

SOURCE: US Environmental Protection Agency

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: Yes
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

Site Detail Report

Target Property: 1021 EAST WALNUT AVENUE
TULARE, CA 93274

JOB: NA

CUPA Listings

EDR ID: S113144934 **DIST/DIR:** 0.052 South **ELEVATION:** 282 **MAP ID:** 9

NAME: VAN CLEVE CONCRETE PRODUCTS, INC **Rev:**
ADDRESS: 795 E LEVIN AVE
TULARE, CA 93274

SOURCE: CA Please see county level database for agency information.

CUPA TULARE:

Name: VAN CLEVE CONCRETE PRODUCTS, INC
Address: 795 E LEVIN AVE
City,State,Zip: TULARE, CA 93274-6521
CERS ID: 10607968
Facility ID: FA0002674
APN: 181-090-014
Latitude: 36.188877187
Longitude: -119.33832934
PE: 2223
TB Fin Fees Description: HM - SMALL FACILITY - < 5 CHEMICALS
Current Status: 1
CD Fin billing Status Description: Active, billable

Name: VAN CLEVE CONCRETE PRODUCTS, INC
Address: 795 E LEVIN AVE
City,State,Zip: TULARE, CA 93274-6521
CERS ID: 10607968
Facility ID: FA0002674
APN: 181-090-014
Latitude: 36.188877187
Longitude: -119.33832934
PE: 2254
TB Fin Fees Description: HW - SMALL GENERATOR
Current Status: 2
CD Fin billing Status Description: Inactive, non-billable

Name: VAN CLEVE CONCRETE PRODUCTS, INC
Address: 795 E LEVIN AVE
City,State,Zip: TULARE, CA 93274-6521
CERS ID: 10607968
Facility ID: FA0002674
APN: 181-090-014
Latitude: 36.188877187
Longitude: -119.33832934
PE: 2313
TB Fin Fees Description: TANK FA >1,320 AND <10,000 GAL
Current Status: 1
CD Fin billing Status Description: Active, billable

Site Detail Report

Target Property: 1021 EAST WALNUT AVENUE
TULARE, CA 93274

JOB: NA

RCRA-SQG

EDR ID: 1007370099 **DIST/DIR:** 0.082 SE **ELEVATION:** 282 **MAP ID:** B10

NAME: APV SERVICE CENTER

Rev: 12/16/2019

ADDRESS: 863 E LEVIN AVE
TULARE, CA 93274
TULARE

ID/Status: CAR000152603

SOURCE: US Environmental Protection Agency

RCRA-SQG:

Date form received by agency: 2004-03-10 00:00:00.0

Facility name: APV SERVICE CENTER

Facility address: 863 E LEVIN AVE
TULARE, CA 93274

EPA ID: CAR000152603

Contact: JON M MELLO

Contact address: 863 E LEVIN AVE
TULARE, CA 93274

Contact country: US

Contact telephone: 559-685-7400

Telephone ext.: 16

Contact email: Not reported

EPA Region: 09

Classification: Small Small Quantity Generator

Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name: APV PRODUCTS INC

Owner/operator address: Not reported
Not reported

Owner/operator country: US

Owner/operator telephone: Not reported

Owner/operator email: Not reported

Owner/operator fax: Not reported

Owner/operator extension: Not reported

Legal status: Private

Owner/Operator Type: Operator

Owner/Op start date: 2002-10-01 00:00:00.

Owner/Op end date: Not reported

Owner/operator name: DANIEL AND JEANETTE FREITAS

Owner/operator address: 983 E LEVIN AVE
TULARE, CA 93274

Owner/operator country: US

Owner/operator telephone: Not reported

Owner/operator email: Not reported

Owner/operator fax: Not reported

Owner/operator extension: Not reported

Legal status: Private

- Continued on next page -

Site Detail Report

Target Property: 1021 EAST WALNUT AVENUE
TULARE, CA 93274

JOB: NA

RCRA-SQG

EDR ID: 1007370099 **DIST/DIR:** 0.082 SE **ELEVATION:** 282 **MAP ID:** B10

NAME: APV SERVICE CENTER
ADDRESS: 863 E LEVIN AVE
TULARE, CA 93274
TULARE

Rev: 12/16/2019
ID/Status: CAR000152603

SOURCE: US Environmental Protection Agency

Owner/Operator Type: Owner
Owner/Op start date: 1998-09-01 00:00:00.
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Hazardous Waste Summary:

Waste code: D002
Waste name: CORROSIVE WASTE

Violation Status: No violations found

Site Detail Report

Target Property: 1021 EAST WALNUT AVENUE
TULARE, CA 93274

JOB: NA

CUPA Listings

EDR ID: S120052371 **DIST/DIR:** 0.082 SE **ELEVATION:** 282 **MAP ID:** B11

NAME: SPX-APV SERVICE CENTER

Rev:

ADDRESS: 863 E LEVIN AVE
TULARE, CA 93274

SOURCE: CA Please see county level database for agency information.

CUPA TULARE:

Name: SPX-APV SERVICE CENTER

Address: 863 E LEVIN AVE

City,State,Zip: TULARE, CA 93274

CERS ID: Not reported

Facility ID: FA1345829

APN: 181-090-002

Latitude: 36.18902997

Longitude: -119.33684042

PE: 2223

TB Fin Fees Description: HM - SMALL FACILITY - < 5 CHEMICALS

Current Status: 2

CD Fin billing Status Description: Inactive, non-billable

Name: SPX-APV SERVICE CENTER

Address: 863 E LEVIN AVE

City,State,Zip: TULARE, CA 93274

CERS ID: Not reported

Facility ID: FA1345829

APN: 181-090-002

Latitude: 36.18902997

Longitude: -119.33684042

PE: 2254

TB Fin Fees Description: HW - SMALL GENERATOR

Current Status: 2

CD Fin billing Status Description: Inactive, non-billable

Site Detail Report

Target Property: 1021 EAST WALNUT AVENUE
TULARE, CA 93274

JOB: NA

RCRA-SQG

EDR ID: 1000161474 **DIST/DIR:** 0.105 ESE **ELEVATION:** 283 **MAP ID:** 12

NAME: ECOLAB INC
ADDRESS: 863 LEVIN AVENUE
TULARE, CA 93275
TULARE

Rev: 12/16/2019
ID/Status: CAD981411176

SOURCE: US Environmental Protection Agency

RCRA-SQG:

Date form received by agency: 1996-08-13 00:00:00.0

Facility name: ECOLAB INC

Facility address: 863 LEVIN AVENUE
TULARE, CA 93275

EPA ID: CAD981411176

Contact: BRUCE NETTLETON

Contact address: 370 WABASHA ST
ST PAUL, MN 55102

Contact country: US

Contact telephone: 612-293-2578

Contact email: Not reported

EPA Region: 09

Classification: Small Small Quantity Generator

Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name: NOT REQUIRED

Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999

Owner/operator country: Not reported

Owner/operator telephone: 415-555-1212

Owner/operator email: Not reported

Owner/operator fax: Not reported

Owner/operator extension: Not reported

Legal status: Private

Owner/Operator Type: Operator

Owner/Op start date: Not reported

Owner/Op end date: Not reported

Owner/operator name: ECOLAB INC

Owner/operator address: 370 WABASHA ST
ST PAUL, MN 55102

Owner/operator country: Not reported

Owner/operator telephone: 612-293-2233

Owner/operator email: Not reported

Owner/operator fax: Not reported

Owner/operator extension: Not reported

Legal status: Private

Owner/Operator Type: Owner

- Continued on next page -

Site Detail Report

Target Property: 1021 EAST WALNUT AVENUE
TULARE, CA 93274

JOB: NA

RCRA-SQG

EDR ID: 1000161474 **DIST/DIR:** 0.105 ESE **ELEVATION:** 283 **MAP ID:** 12

NAME: ECOLAB INC
ADDRESS: 863 LEVIN AVENUE
TULARE, CA 93275
TULARE

Rev: 12/16/2019
ID/Status: CAD981411176

SOURCE: US Environmental Protection Agency

Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

Site Detail Report

Target Property: 1021 EAST WALNUT AVENUE
TULARE, CA 93274

JOB: NA

RCRA NonGen / NLR

EDR ID: 1024792831 DIST/DIR: 0:107 SW ELEVATION: 282 MAP ID: C13

NAME: FISHER MANUFACTURING COMPANY

Rev: 12/16/2019

ADDRESS: 1900 SOUTH O ST
TULARE, CA 93274
TULARE

ID/Status: CAL000126765

SOURCE: US Environmental Protection Agency

RCRA NonGen / NLR:

Date form received by agency: 1993-10-12 00:00:00.0

Facility name: FISHER MANUFACTURING COMPANY

Facility address: 1900 SOUTH O ST
TULARE, CA 93274-0000

EPA ID: CAL000126765

Mailing address: PO BOX 60
TULARE, CA 93275-0060

Contact: STEPHEN SEBAHAR VP OPERATIONS

Contact address: 1900 SOUTH O ST
TULARE, CA 93274

Contact country: Not reported

Contact telephone: 559-685-5200

Contact email: SSEBAHAR@FISHER-MFG.COM

EPA Region: 09

Classification: Non-Generator

Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name: STEPHEN SEBAHAR VP OPERATIONS

Owner/operator address: 1900 SOUTH O ST
TULARE, CA 93274

Owner/operator country: Not reported

Owner/operator telephone: 559-685-5200

Owner/operator email: Not reported

Owner/operator fax: Not reported

Owner/operator extension: Not reported

Legal status: Other

Owner/Operator Type: Operator

Owner/Op start date: Not reported

Owner/Op end date: Not reported

Owner/operator name: FISHER MANUFACTURING COMPANY

Owner/operator address: BOX 60
TULARE, CA 93275

Owner/operator country: Not reported

Owner/operator telephone: 559-685-5200

Owner/operator email: Not reported

Owner/operator fax: Not reported

Owner/operator extension: Not reported

Legal status: Other

Owner/Operator Type: Owner

Owner/Op start date: Not reported

Owner/Op end date: Not reported

- Continued on next page -

Site Detail Report

Target Property: 1021 EAST WALNUT AVENUE
TULARE, CA 93274

JOB: NA

RCRA NonGen / NLR

EDR ID: 1024792831 **DIST/DIR:** 0.107 SW **ELEVATION:** 282 **MAP ID:** C13

NAME: FISHER MANUFACTURING COMPANY

Rev: 12/16/2019

ADDRESS: 1900 SOUTH O ST
TULARE, CA 93274
TULARE

ID/Status: CAL000126765

SOURCE: US Environmental Protection Agency

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: Yes
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

Site Detail Report

Target Property: 1021 EAST WALNUT AVENUE
TULARE, CA 93274

JOB: NA

CUPA Listings

EDR ID: S106104006 **DIST/DIR:** 0.107 SW **ELEVATION:** 282 **MAP ID:** C14

NAME: FISHER MANUFACTURING CO INC **Rev:**

ADDRESS: 1900 S O ST
TULARE, CA 93274
TULARE

SOURCE: CA Please see county level database for agency information.

CUPA TULARE:

Name: FISHER MANUFACTURING CO
Address: 1900 S O ST
City,State,Zip: TULARE, CA 93274-6850
CERS ID: 10405117
Facility ID: FA0005174
APN: 181-090-004
Latitude: 36.188869114
Longitude: -119.33936794
PE: 2223
TB Fin Fees Description: HM - SMALL FACILITY - < 5 CHEMICALS
Current Status: 1
CD Fin billing Status Description: Active, billable

Name: FISHER MANUFACTURING CO
Address: 1900 S O ST
City,State,Zip: TULARE, CA 93274-6850
CERS ID: 10405117
Facility ID: FA0005174
APN: 181-090-004
Latitude: 36.188869114
Longitude: -119.33936794
PE: 2254
TB Fin Fees Description: HW - SMALL GENERATOR
Current Status: 1
CD Fin billing Status Description: Active, billable

Site Detail Report

Target Property: 1021 EAST WALNUT AVENUE
TULARE, CA 93274

JOB: NA

RCRA NonGen / NLR

EDR ID: 1024749890 DIST/DIR: 0.111 WNW ELEVATION: 283 MAP ID: D15

NAME: NEW CINGULAR WIRELESS PCS, LLC

Rev: 12/16/2019

ADDRESS: 1679 SOUTH O STREET
TULARE, CA 93274
TULARE

ID/Status: CAC002969678

SOURCE: US Environmental Protection Agency

RCRA NonGen / NLR:

Date form received by agency: 2018-07-06 00:00:00.0

Facility name: NEW CINGULAR WIRELESS PCS, LLC

Facility address: 1679 SOUTH O STREET
TULARE, CA 93274

EPA ID: CAC002969678

Mailing address: 308 S. AKARD ST. ROOM 1700
DALLAS, TX 75202

Contact: EHS WASTE/RRC TEAM

Contact address: 308 S. AKARD ST. ROOM 1700
DALLAS, TX 75202

Contact country: Not reported

Contact telephone: 214-741-0464

Contact email: DR1429@ATT.COM

EPA Region: 09

Classification: Non-Generator

Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name: NEW CINGULAR WIRELESS PCS, LLC

Owner/operator address: 308 S. AKARD ST. ROOM 1700
DALLAS, TX 75202

Owner/operator country: Not reported

Owner/operator telephone: 214-741-0464

Owner/operator email: Not reported

Owner/operator fax: Not reported

Owner/operator extension: Not reported

Legal status: Other

Owner/Operator Type: Owner

Owner/Op start date: Not reported

Owner/Op end date: Not reported

Owner/operator name: EHS WASTE/RRC TEAM

Owner/operator address: 308 S. AKARD ST. ROOM 1700
DALLAS, TX 75202

Owner/operator country: Not reported

Owner/operator telephone: 214-741-0464

Owner/operator email: Not reported

Owner/operator fax: Not reported

Owner/operator extension: Not reported

Legal status: Other

Owner/Operator Type: Operator

Owner/Op start date: Not reported

Owner/Op end date: Not reported

- Continued on next page -

Site Detail Report

Target Property: 1021 EAST WALNUT AVENUE
TULARE, CA 93274

JOB: NA

RCRA NonGen / NLR

EDR ID: 1024749890 **DIST/DIR:** 0.111 WNW **ELEVATION:** 283 **MAP ID:** D15

NAME: NEW CINGULAR WIRELESS PCS, LLC

Rev: 12/16/2019

ADDRESS: 1679 SOUTH O STREET
TULARE, CA 93274
TULARE

ID/Status: CAC002969678

SOURCE: US Environmental Protection Agency

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

Site Detail Report

Target Property: 1021 EAST WALNUT AVENUE
TULARE, CA 93274

JOB: NA

CUPA Listings

EDR ID: S120984290 **DIST/DIR:** 0.111 WNW **ELEVATION:** 283 **MAP ID:** D16

NAME: AT&T MOBILITY - SW TULARE (USID133840) **Rev:**

ADDRESS: 1679 S O ST
TULARE, CA 93274

SOURCE: CA Please see county level database for agency information.

CUPA TULARE:

Name: AT&T MOBILITY - SW TULARE (USID133840)

Address: 1679 S O ST

City,State,Zip: TULARE, CA 93274

CERS ID: 10676044

Facility ID: FA1353028

APN: 181-060-009

Latitude: 36.1903812

Longitude: -119.340492

PE: 2223

TB Fin Fees Description: HM - SMALL FACILITY - < 5 CHEMICALS

Current Status: 1

CD Fin billing Status Description: Active, billable

Site Detail Report

Target Property: 1021 EAST WALNUT AVENUE
TULARE, CA 93274

JOB: NA

RCRA NonGen / NLR

EDR ID: 1025835175 **DIST/DIR:** 0.145 SSE **ELEVATION:** 282 **MAP ID:** E17

NAME: **Rev:** 12/16/2019
ADDRESS: 857 E. LEVIN AVE. **ID/Status:** CAC003014759
TULARE, CA 93274
TULARE
SOURCE: US Environmental Protection Agency

RCRA NonGen / NLR:
Date form received by agency: 2019-05-13 00:00:00.0
Facility name: Not reported
Facility address: 857 E. LEVIN AVE.
TULARE, CA 93274
EPA ID: CAC003014759
Contact: TINA NILO
Contact address: 857 E. LEVIN AVE.
TULARE, CA 93274
Contact country: Not reported
Contact telephone: 559-686-1840
Contact email: TINA.NILO@TRANTER.COM
EPA Region: 09
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:
Owner/operator name: TRANTER, INC.
Owner/operator address: 1900 OLD BURKE HIGHWAY
WICHITA FALLS, TX 76306
Owner/operator country: Not reported
Owner/operator telephone: 940-723-7125
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Other
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: TINA NILO
Owner/operator address: 857 E. LEVIN AVE.
TULARE, CA 93274
Owner/operator country: Not reported
Owner/operator telephone: 559-686-1840
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Other
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

- Continued on next page -

Site Detail Report

Target Property: 1021 EAST WALNUT AVENUE
TULARE, CA 93274

JOB: NA

RCRA NonGen / NLR

EDR ID: 1025835175 **DIST/DIR:** 0.145 SSE **ELEVATION:** 282 **MAP ID:** E17

NAME: **Rev:** 12/16/2019
ADDRESS: 857 E. LEVIN AVE. **ID/Status:** CAC003014759
TULARE, CA 93274
TULARE
SOURCE: US Environmental Protection Agency

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: Yes
Treater, storer or disposer of HW: Yes
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

Site Detail Report

Target Property: 1021 EAST WALNUT AVENUE
TULARE, CA 93274

JOB: NA

RCRA NonGen / NLR

EDR ID: 1025836583 DIST/DIR: 0.145 SSE ELEVATION: 282 MAP ID: E18

NAME: **Rev:** 12/16/2019
ADDRESS: 857 E. LEVIN AVE. **ID/Status:** CAC003016171
TULARE, CA 93274
TULARE
SOURCE: US Environmental Protection Agency

RCRA NonGen / NLR:
Date form received by agency: 2019-05-22 00:00:00.0
Facility name: Not reported
Facility address: 857 E. LEVIN AVE.
TULARE, CA 93274
EPA ID: CAC003016171
Contact: TINA NILO
Contact address: 857 E. LEVIN AVE.
TULARE, CA 93274
Contact country: Not reported
Contact telephone: 559-686-1840
Contact email: TINA.NILO@TRANTER.COM
EPA Region: 09
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:
Owner/operator name: TINA NILO
Owner/operator address: 857 E. LEVIN AVE.
TULARE, CA 93274
Owner/operator country: Not reported
Owner/operator telephone: 559-686-1840
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Other
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: TRANTER, INC.
Owner/operator address: 857 E. LEVIN AVE.
TULARE, CA 93274
Owner/operator country: Not reported
Owner/operator telephone: 559-686-1840
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Other
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

- Continued on next page -

Site Detail Report

Target Property: 1021 EAST WALNUT AVENUE
TULARE, CA 93274

JOB: N/A

RCRA NonGen / NLR

EDR ID: 1025836583 **DIST/DIR:** 0.145 SSE **ELEVATION:** 282 **MAP ID:** E18

NAME: **Rev:** 12/16/2019
ADDRESS: 857 E. LEVIN AVE. **ID/Status:** CAC003016171
TULARE, CA 93274
TULARE
SOURCE: US Environmental Protection Agency

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: Yes
Treater, storer or disposer of HW: Yes
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
Used oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

Site Detail Report

Target Property: 1021 EAST WALNUT AVENUE
TULARE, CA 93274

JOB: NA

RCRA NonGen / NLR

EDR ID: 1024799816 **DIST/DIR:** 0.148 ESE **ELEVATION:** 283 **MAP ID:** 19

NAME: SAPUTO CHEESE USA INC

Rev: 12/16/2019

ADDRESS: 901 LEVIN
TULARE, CA 93274
TULARE

ID/Status: CAL000214157

SOURCE: US Environmental Protection Agency

RCRA NonGen / NLR:

Date form received by agency: 2000-06-15 00:00:00.0

Facility name: SAPUTO CHEESE USA INC

Facility address: 901 LEVIN
TULARE, CA 93274-0000

EPA ID: CAL000214157

Mailing address: 901 E LEVIN AVE
TULARE, CA 93274-6525

Contact: EDWARD HAUBERT/PLT./MGR.

Contact address: 901 E LEVIN AVE
TULARE, CA 93274

Contact country: Not reported

Contact telephone: 559-687-9999

Contact email: TED.HAUBERT@SAPUTO.COM

EPA Region: 09

Classification: Non-Generator

Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name: SAPUTO CHEESE USA INC.

Owner/operator address: SAPUTO CHEESE USA INC. ONE OVERLOOK POINT STE 300
LINCOLNSHIRE, IL 60096

Owner/operator country: Not reported

Owner/operator telephone: 847-267-1100

Owner/operator email: Not reported

Owner/operator fax: Not reported

Owner/operator extension: Not reported

Legal status: Other

Owner/Operator Type: Owner

Owner/Op start date: Not reported

Owner/Op end date: Not reported

Owner/operator name: EDWARD HAUBERT/PLT./MGR.

Owner/operator address: 901 E LEVIN AVE
TULARE, CA 93274

Owner/operator country: Not reported

Owner/operator telephone: 559-687-9999

Owner/operator email: Not reported

Owner/operator fax: Not reported

Owner/operator extension: Not reported

Legal status: Other

Owner/Operator Type: Operator

Owner/Op start date: Not reported

Owner/Op end date: Not reported

- Continued on next page -

Site Detail Report

Target Property: 1021 EAST WALNUT AVENUE
TULARE, CA 93274

JOB: NA

RCRA NonGen / NLR

EDR ID: 1024799816 **DIST/DIR:** 0.148 ESE **ELEVATION:** 283 **MAP ID:** 19

NAME: SAPUTO CHEESE USA INC

Rev: 12/16/2019

ADDRESS: 901 LEVIN
TULARE, CA 93274
TULARE

ID/Status: CAL000214157

SOURCE: US Environmental Protection Agency

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: Yes
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
Used oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

Site Detail Report

Target Property: 1021 EAST WALNUT AVENUE
TULARE, CA 93274

JOB: NA

RCRA NonGen / NLR

EDR ID: 1024833642 **DIST/DIR:** 0.158 SSW **ELEVATION:** 282 **MAP ID:** 20

NAME: KLOECKNER METALS CORPORTATION **Rev:** 12/16/2019
ADDRESS: 2000 S O ST **ID/Status:** CAL000373194
TULARE, CA 93274
TULARE
SOURCE: US Environmental Protection Agency

RCRA NonGen / NLR:
Date form received by agency: 2012-03-30 00:00:00.0
Facility name: KLOECKNER METALS CORPORTATION
Facility address: 2000 S O ST
TULARE, CA 93274-6852
EPA ID: CAL000373194
Mailing address: 500 COLONIAL CENTER PARKWAY
SUITE 500
ROSWELL, GA 30076-0000
Contact: RICK GRUCA
Contact address: 500 COLONIAL CENTER PARKWAY SUITE 500
ROSWELL, GA 30076
Contact country: Not reported
Contact telephone: 678-259-8877
Contact email: RGRUCA@KLOECKNERMETALS.COM
EPA Region: 09
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:
Owner/operator name: RICK GRUCA
Owner/operator address: 500 COLONIAL CENTER PARKWAY SUITE 500
ROSWELL, GA 30076
Owner/operator country: Not reported
Owner/operator telephone: 678-259-8877
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Other
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: KLOECKNER METALS CORPORTATION
Owner/operator address: 500 COLONIAL CENTER PKWY STE 500
ROSWELL, GA 30076
Owner/operator country: Not reported
Owner/operator telephone: 678-259-8800
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Other
Owner/Operator Type: Owner
Owner/Op start date: Not reported

- Continued on next page -

Site Detail Report

Target Property: 1021 EAST WALNUT AVENUE
TULARE, CA 93274

JOB: NA

RCRA NonGen / NLR

EDR ID: 1024833642 DIST/DIR: 0.158 SSW ELEVATION: 282 MAP ID: 20

NAME: KLOECKNER METALS CORPORTATION

Rev: 12/16/2019

ADDRESS: 2000 S O ST
TULARE, CA 93274
TULARE

ID/Status: CAL000373194

SOURCE: US Environmental Protection Agency

Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: Yes
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

Site Detail Report

Target Property: 1021 EAST WALNUT AVENUE
TULARE, CA 93274

JOB: NA

RCRA NonGen / NLR

EDR ID: 1025874653 **DIST/DIR:** 0.166 NW **ELEVATION:** 283 **MAP ID:** 21

NAME: **Rev:** 12/16/2019
ADDRESS: 535 E CHESTNUT AVE **ID/Status:** CAL000447785
TULARE, CA 93274
TULARE
SOURCE: US Environmental Protection Agency

RCRA NonGen / NLR:
Date form received by agency: 2019-07-29 00:00:00.0
Facility name: Not reported
Facility address: 535 E CHESTNUT AVE
TULARE, CA 93274
EPA ID: CAL000447785
Contact: JESUS GARCIA
Contact address: 535 E CHESTNUT AVE
TULARE, CA 93274
Contact country: Not reported
Contact telephone: 559-467-6329
Contact email: CLASICOTOBA@GMAIL.COM
EPA Region: 09
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:
Owner/operator name: JESUS GARCIA M
Owner/operator address: 353 N CALIFORNIA ST
TULARE, CA 93274
Owner/operator country: Not reported
Owner/operator telephone: 559-467-6329
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Other
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: JESUS GARCIA
Owner/operator address: 535 E CHESTNUT AVE
TULARE, CA 93274
Owner/operator country: Not reported
Owner/operator telephone: 559-467-6329
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Other
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

- Continued on next page -

Site Detail Report

Target Property: 1021 EAST WALNUT AVENUE
TULARE, CA 93274

JOB: NA

RCRA NonGen / NLR

EDR ID: 1025874653 **DIST/DIR:** 0.166 NW **ELEVATION:** 283 **MAP ID:** 21

NAME:

ADDRESS: 535 E CHESTNUT AVE
TULARE, CA 93274
TULARE

Rev: 12/16/2019
ID/Status: CAL000447785

SOURCE: US Environmental Protection Agency

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

Site Detail Report

Target Property: 1021 EAST WALNUT AVENUE
TULARE, CA 93274

JOB: NA

RCRA NonGen / NLR

EDR ID: 1024812962 **DIST/DIR:** 0.199 West **ELEVATION:** 282 **MAP ID:** F22

NAME: CEMEX CONSTRUCTION MATERIALS PACIFIC LLC **Rev:** 12/16/2019
ADDRESS: 1890 S K ST **ID/Status:** CAL000302001
TULARE, CA 93274
TULARE
SOURCE: US Environmental Protection Agency

RCRA NonGen / NLR:

Date form received by agency: 2006-01-05 00:00:00.0

Facility name: CEMEX CONSTRUCTION MATERIALS PACIFIC LLC

Facility address: 1890 S K ST
TULARE, CA 93274-6800

EPA ID: CAL000302001

Mailing address: 3990 CONCOURS STE 200
ONTARIO, CA 91764-0000

Contact: PATRICIA CONTRERAS

Contact address: 3990 CONCOURS, SUITE 200
ONTARIO, CA 91764

Contact country: Not reported

Contact telephone: 909-974-5429

Contact email: PATRICIA.CONTRERAS@CEMEX.COM

EPA Region: 09

Classification: Non-Generator

Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name: CEMEX CONSTRUCTION MAT PACIFIC LLC

Owner/operator address: 3990 CONCOURS STE 200
ONTARIO, CA 91764

Owner/operator country: Not reported

Owner/operator telephone: 909-974-5429

Owner/operator email: Not reported

Owner/operator fax: Not reported

Owner/operator extension: Not reported

Legal status: Other

Owner/Operator Type: Owner

Owner/Op start date: Not reported

Owner/Op end date: Not reported

Owner/operator name: PATRICIA CONTRERAS

Owner/operator address: 3990 CONCOURS, SUITE 200
ONTARIO, CA 91764

Owner/operator country: Not reported

Owner/operator telephone: 909-974-5429

Owner/operator email: Not reported

Owner/operator fax: Not reported

Owner/operator extension: Not reported

Legal status: Other

Owner/Operator Type: Operator

Owner/Op start date: Not reported

Owner/Op end date: Not reported

- Continued on next page -

Site Detail Report

Target Property: 1021 EAST WALNUT AVENUE
TULARE, CA 93274

JOB: NA

RCRA NonGen / NLR

EDR ID: 1024812962 **DIST/DIR:** 0.199 West **ELEVATION:** 282 **MAP ID:** F22

NAME: CEMEX CONSTRUCTION MATERIALS PACIFIC LLC **Rev:** 12/16/2019
ADDRESS: 1890 S K ST **ID/Status:** CAL000302001
TULARE, CA 93274
TULARE
SOURCE: US Environmental Protection Agency

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: Yes
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

Site Detail Report

Target Property: 1021 EAST WALNUT AVENUE
TULARE, CA 93274

JOB: NA

RCRA-SQG

EDR ID: 1000819104 **DIST/DIR:** 0.199 West **ELEVATION:** 282 **MAP ID:** F23

NAME: ARTESIA READY MIX CONCRETE INC

Rev: 12/16/2019

ADDRESS: 1890 SOUTH K STREET
TULARE, CA 93274
TULARE

ID/Status: CAD983650722

SOURCE: US Environmental Protection Agency

RCRA-SQG:

Date form received by agency: 1992-10-20 00:00:00.0

Facility name: ARTESIA READY MIX CONCRETE INC

Facility address: 1890 SOUTH K ST
TULARE, CA 93274

EPA ID: CAD983650722

Mailing address: P O BOX 1436
TULARE, CA 93275

Contact: AL OLIVER

Contact address: P O BOX 2823
SANTA FE SPRINGS, CA 90670

Contact country: US

Contact telephone: 310-404-4125

Contact email: Not reported

EPA Region: 09

Classification: Small Small Quantity Generator

Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name: OLIVER FAMILY TRUST

Owner/operator address: P O BOX 2823
SANTA FE SPRINGS, CA 90670

Owner/operator country: Not reported

Owner/operator telephone: 310-404-4125

Owner/operator email: Not reported

Owner/operator fax: Not reported

Owner/operator extension: Not reported

Legal status: Private

Owner/Operator Type: Owner

Owner/Op start date: Not reported

Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No

Mixed waste (haz. and radioactive): No

Recycler of hazardous waste: No

Transporter of hazardous waste: No

Treater, storer or disposer of HW: No

Underground injection activity: No

- Continued on next page -

Site Detail Report

Target Property: 1021 EAST WALNUT AVENUE
TULARE, CA 93274

JOB: NA

RCRA-SQG

EDR ID: 1000819104 **DIST/DIR:** 0.199 West **ELEVATION:** 282 **MAP ID:** F23

NAME: ARTESIA READY MIX CONCRETE INC

Rev: 12/16/2019

ADDRESS: 1890 SOUTH K STREET
TULARE, CA 93274
TULARE

ID/Status: CAD983650722

SOURCE: US Environmental Protection Agency

On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

Site Detail Report

Target Property: 1021 EAST WALNUT AVENUE
TULARE, CA 93274

JOB: NA

SWEEPS UST

EDR ID: S101620236 **DIST/DIR:** 0.199 West **ELEVATION:** 282 **MAP ID:** F24

NAME: SHEPPA READY MIX **Rev:** 06/01/1994
ADDRESS: 1890 S K ST **ID/Status:** A
TULARE, CA 93274 **ID/Status:** A
TULARE **ID/Status:** 627
SOURCE: CA State Water Resources Control Board

SWEEPS UST:

Name: SHEPPA READY MIX
Address: 1890 S K ST
City: TULARE
Status: Active
Comp Number: 627
Number: 9
Board Of Equalization: 44-009916
Referral Date: 04-20-88
Action Date: Not reported
Created Date: 02-29-88
Owner Tank Id: 1
SWRCB Tank Id: 54-000-000627-000001
Tank Status: A
Capacity: 10000
Active Date: 04-20-88
Tank Use: M.V. FUEL
STG: P
Content: UNKNOWN
Number Of Tanks: 2

Name: SHEPPA READY MIX
Address: 1890 S K ST
City: TULARE
Status: Active
Comp Number: 627
Number: 9
Board Of Equalization: 44-009916
Referral Date: 04-20-88
Action Date: Not reported
Created Date: 02-29-88
Owner Tank Id: 2
SWRCB Tank Id: 54-000-000627-000002
Tank Status: A
Capacity: 1000
Active Date: 04-20-88
Tank Use: M.V. FUEL
STG: P
Content: UNKNOWN
Number Of Tanks: Not reported

Site Detail Report

Target Property: 1021 EAST WALNUT AVENUE
TULARE, CA 93274

JOB: NA

RCRA NonGen / NLR

EDR ID: 1024789460 **DIST/DIR:** 0.202 West **ELEVATION:** 282 **MAP ID:** F25

NAME: MORRIS LEVIN AND SON

Rev: 12/16/2019

ADDRESS: 1816 S K ST
TULARE, CA 93274
TULARE

ID/Status: CAL000065416

SOURCE: US Environmental Protection Agency

RCRA NonGen / NLR:

Date form received by agency: 1992-02-24 00:00:00.0

Facility name: MORRIS LEVIN AND SON

Facility address: 1816 S K ST
TULARE, CA 93274-6842

EPA ID: CAL000065416

Contact: PAUL ATLAS

Contact address: 1816 S K ST
TULARE, CA 93274

Contact country: Not reported

Contact telephone: 559-686-8326

Contact email: NCABRAL@MORRISLEVIN.COM

EPA Region: 09

Classification: Non-Generator

Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name: MORRIS LEVIN AND SON

Owner/operator address: 1816 S K ST
TULARE, CA 93274

Owner/operator country: Not reported

Owner/operator telephone: 559-686-8665

Owner/operator email: Not reported

Owner/operator fax: Not reported

Owner/operator extension: Not reported

Legal status: Other

Owner/Operator Type: Owner

Owner/Op start date: Not reported

Owner/Op end date: Not reported

Owner/operator name: PAUL ATLAS

Owner/operator address: 1816 S K ST
TULARE, CA 93274

Owner/operator country: Not reported

Owner/operator telephone: 559-686-8326

Owner/operator email: Not reported

Owner/operator fax: Not reported

Owner/operator extension: Not reported

Legal status: Other

Owner/Operator Type: Operator

Owner/Op start date: Not reported

Owner/Op end date: Not reported

- Continued on next page -

Site Detail Report

Target Property: 1021 EAST WALNUT AVENUE
TULARE, CA 93274

JOB: NA

RCRA NonGen / NLR

EDR ID: 1024789460 **DIST/DIR:** 0.202 West **ELEVATION:** 282 **MAP ID:** F25

NAME: MORRIS LEVIN AND SON

Rev: 12/16/2019

ADDRESS: 1816 S K ST
TULARE, CA 93274
TULARE

ID/Status: CAL000065416

SOURCE: US Environmental Protection Agency

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: Yes
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

Site Detail Report

Target Property: 1021 EAST WALNUT AVENUE
TULARE, CA 93274

JOB: NA

RCRA NonGen / NLR

EDR ID: 1024819425 **DIST/DIR:** 0.234 WNW **ELEVATION:** 283 **MAP ID:** 26

NAME: AAA SMOG AND MUFFLERS **Rev:** 12/16/2019
ADDRESS: 1600 S K ST **ID/Status:** CAL000329426
TULARE, CA 93274
TULARE
SOURCE: US Environmental Protection Agency

RCRA NonGen / NLR:

Date form received by agency: 2008-02-05 00:00:00.0

Facility name: AAA SMOG AND MUFFLERS

Facility address: 1600 S K ST
TULARE, CA 93274-6433

EPA ID: CAL000329426

Contact: CARLOS RODRIGUEZ

Contact address: 1600 S K ST
TULARE, CA 93274-6433

Contact country: Not reported

Contact telephone: 559-688-0709

Contact email: BAJA93RANGE@YAHOO.COM

EPA Region: 09

Classification: Non-Generator

Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name: CARLOS RODRIGUEZ

Owner/operator address: 1578 MUSCAT PL
HANFORD, CA 93230

Owner/operator country: Not reported

Owner/operator telephone: 559-852-3064

Owner/operator email: Not reported

Owner/operator fax: Not reported

Owner/operator extension: Not reported

Legal status: Other

Owner/Operator Type: Owner

Owner/Op start date: Not reported

Owner/Op end date: Not reported

Owner/operator name: CARLOS RODRIGUEZ

Owner/operator address: 1600 S K ST
TULARE, CA 93274

Owner/operator country: Not reported

Owner/operator telephone: 559-688-0709

Owner/operator email: Not reported

Owner/operator fax: Not reported

Owner/operator extension: Not reported

Legal status: Other

Owner/Operator Type: Operator

Owner/Op start date: Not reported

Owner/Op end date: Not reported

- Continued on next page -

Site Detail Report

Target Property: 1021 EAST WALNUT AVENUE
TULARE, CA 93274

JOB: NA

RCRA NonGen / NLR

EDR ID: 1024819425 **DIST/DIR:** 0.234 WNW **ELEVATION:** 283 **MAP ID:** 26

NAME: AAA SMOG AND MUFFLERS

Rev: 12/16/2019

ADDRESS: 1600 S K ST
TULARE, CA 93274
TULARE

ID/Status: CAL000329426

SOURCE: US Environmental Protection Agency

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: Yes
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

Site Detail Report

Target Property: 1021 EAST WALNUT AVENUE
TULARE, CA 93274

JOB: NA

LUST

EDR ID: S104404583 **DIST/DIR:** 0.250 WNW **ELEVATION:** 283 **MAP ID:** 27

NAME: TURNUPSEED ELECTRIC

Rev: 09/09/2019

ADDRESS: 1580 K ST S
TULARE, CA 93274
TULARE

ID/Status: Case Closed
ID/Status: Completed - Case Closed
ID/Status: T0610700056

SOURCE: CA State Water Resources Control Board

LUST:

Name: TURNUPSEED ELECTRIC
Address: 1580 K ST S
City,State,Zip: TULARE, CA 93274
Lead Agency: TULARE COUNTY
Case Type: LUST Cleanup Site
Geo Track: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0610700056
Global Id: T0610700056
Latitude: 36.191726
Longitude: -119.341247
Status: Completed - Case Closed
Status Date: 04/19/1991
Case Worker: UNK
RB Case Number: 5T54000055
Local Agency: TULARE COUNTY
File Location: Not reported
Local Case Number: 409
Potential Media Affect: Soil
Potential Contaminants of Concern: Gasoline
Site History: Not reported

LUST:

Global Id: T0610700056
Contact Type: Local Agency Caseworker
Contact Name: UNK
Organization Name: TULARE COUNTY
Address: 5957 S. MOONEY BLVD
City: VISALIA
Email: Not reported
Phone Number: Not reported

LUST:

Global Id: T0610700056
Action Type: Other
Date: 11/12/1986
Action: Leak Reported

LUST:

Global Id: T0610700056
Status: Open - Case Begin Date
Status Date: 11/12/1986

Global Id: T0610700056
Status: Open - Site Assessment

- Continued on next page -

Site Detail Report

Target Property: 1021 EAST WALNUT AVENUE
TULARE, CA 93274

JOB: NA

LUST

EDR ID: S104404583 **DIST/DIR:** 0.250 WNW **ELEVATION:** 283 **MAP ID:** 27

NAME: TURNUPSEED ELECTRIC

Rev: 09/09/2019

ADDRESS: 1580 K ST S
TULARE, CA 93274
TULARE

ID/Status: Case Closed
ID/Status: Completed - Case Closed
ID/Status: T0610700056

SOURCE: CA State Water Resources Control Board

Status Date: 11/12/1986

Global Id: T0610700056

Status: Open - Site Assessment

Status Date: 05/22/1990

Global Id: T0610700056

Status: Completed - Case Closed

Status Date: 04/19/1991

LUST REG 5:

Name: TURNUPSEED ELECTRIC

Address: 1580 K ST S

City: TULARE

Region: 5

Status: Case Closed

Case Number: 5T54000055

Case Type: Soil only

Substance: REGULR GASOLINE

Staff Initials: DAM

Lead Agency: Local

Program: LUST

MTBE Code: N/A

Database Descriptions

NPL: NPL National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices. NPL - National Priority List Proposed NPL - Proposed National Priority List Sites.

NPL Delisted: Delisted NPL The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425(e), sites may be deleted from the NPL where no further response is appropriate. Delisted NPL - National Priority List Deletions

CERCLIS: SEMS SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL. SEMS - Superfund Enterprise Management System

NFRAP: SEMS-ARCHIVE SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be potential NPL site. SEMS-ARCHIVE - Superfund Enterprise Management System Archive

RCRA COR ACT: CORRACTS CORRACTS identifies hazardous waste handlers with RCRA corrective action activity. CORRACTS - Corrective Action Report

RCRA TSD: RCRA-TSDF RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste. RCRA-TSDF - RCRA - Treatment, Storage and Disposal

RCRA GEN: RCRA-LQG RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. RCRA-LQG - RCRA - Large Quantity Generators RCRA-SQG - RCRA - Small Quantity Generators. RCRA-VSQG - RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators).

Federal IC / EC: US ENG CONTROLS A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health. US ENG CONTROLS - Engineering Controls Sites List US INST CONTROL - Sites with Institutional Controls.

Database Descriptions

ERNS: ERNS Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances. ERNS - Emergency Response Notification System

State/Tribal NPL: RESPONSE Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk. RESPONSE - State Response Sites

State/Tribal CERCLIS: ENVIROSTOR The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifies sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites. ENVIROSTOR - EnviroStor Database

State/Tribal SWL: SWF/LF (SWIS) Active, Closed and Inactive Landfills. SWF/LF records typically contain an inventory of solid waste disposal facilities or landfills. These may be active or inactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites. SWF/LF (SWIS) - Solid Waste Information System

State/Tribal LTANKS: NAPA CO. LUST SAN DIEGO CO. SAM - Environmental Case Listing. VENTURA CO. LUST - Listing of Underground Tank Cleanup Sites. SAN FRANCISCO CO. LUST - Local Oversight Facilities. LUST SANTA CLARA - LOP Listing. LUST REG 9 - Leaking Underground Storage Tank Report. SOLANO CO. LUST - Leaking Underground Storage Tanks. SAN MATEO CO. LUST - Fuel Leak List. SONOMA CO. LUST - Leaking Underground Storage Tank Sites. LUST - Leaking Underground Fuel Tank Report (GEOTRACKER). LUST REG 1 - Active Toxic Site Investigation. LUST REG 8 - Leaking Underground Storage Tanks. LUST REG 7 - Leaking Underground Storage Tank Case Listing. LUST REG 5 - Leaking Underground Storage Tank Database. LUST REG 4 - Underground Storage Tank Leak List. LUST REG 3 - Leaking Underground Storage Tank Database. LUST REG 2 - Fuel Leak List. RIVERSIDE CO. LUST - Listing of Underground Tank Cleanup Sites. LUST REG 6V - Leaking Underground Storage Tank Case Listing. LUST REG 6L - Leaking Underground Storage Tank Case Listing. ORANGE CO. LUST - List of Underground Storage Tank Cleanups. The listing contains all underground tank release cases and projects pertaining to properties contaminated with hazardous substances that are actively under review by the Site Assessment and Mitigation Program. ORANGE CO. LUST - Environmental Case Listing INDIAN LUST R6 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R8 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R10 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R7 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R4 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R9 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R1 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R5 - Leaking Underground Storage Tanks on Indian Land. CPS-SLIC - Statewide SLIC Cases (GEOTRACKER). SLIC REG 1 - Active Toxic Site Investigations. SLIC REG 2 - Spills, Leaks, Investigation & Cleanup Cost Recovery Listing. SLIC REG 3 - Spills, Leaks, Investigation & Cleanup Cost Recovery Listing. SLIC REG 4 - Spills, Leaks, Investigation & Cleanup Cost Recovery Listing. SLIC REG 5 - Spills, Leaks, Investigation & Cleanup Cost Recovery Listing. SLIC REG 6V - Spills, Leaks, Investigation & Cleanup Cost Recovery Listing. SLIC REG 6L - SLIC Sites. SLIC REG 7 - SLIC List. SLIC REG 8 - Spills, Leaks, Investigation & Cleanup Cost Recovery Listing. Sacramento Co. CS - Toxic Site Clean-Up List. SLIC REG 9 - Spills, Leaks, Investigation & Cleanup Cost Recovery Listing.

State/Tribal Tanks: MILITARY UST SITES UST - Active UST Facilities. UST CLOSURE - Proposed Closure of Underground Storage Tank (UST) Cases. Military ust sites UST CLOSURE - Military UST Sites (GEOTRACKER) AST - Aboveground Petroleum Storage Tank Facilities. INDIAN UST R1 - Underground Storage Tanks on Indian Land. INDIAN UST R8 - Underground Storage Tanks on Indian Land. INDIAN UST R10 - Underground Storage Tanks on Indian Land. INDIAN UST R9 - Underground Storage Tanks on Indian Land. INDIAN UST R4 - Underground Storage Tanks on Indian Land. INDIAN UST R6 - Underground Storage Tanks on Indian Land. INDIAN UST R7 - Underground Storage Tanks on Indian Land. INDIAN UST R5 - Underground Storage Tanks on Indian Land.

Database Descriptions

State/Tribal VCP: VCP Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs. VCP - Voluntary Cleanup Program Properties

US Brownfields: US BROWNFIELDS Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs. US BROWNFIELDS - A Listing of Brownfields Sites

Other SWF: VENTURA CO. LF SAN DIEGO CO. LF - Solid Waste Facilities. CA LA LF - City of Los Angeles Landfills. WMUDS/SWAT - Waste Management Unit Database. LOS ANGELES CO. LF - List of Solid Waste Facilities. Solid Waste Facilities in Los Angeles County. LOS ANGELES CO. LF - List of Solid Waste Facilities

Other Haz Sites: SCH This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose. SCH - School Property Evaluation Program SAN DIEGO CO. HMMD - Hazardous Materials Management Division Database. CERS HAZ WASTE - CERS HAZ WASTE. US CDL - Clandestine Drug Labs. PFAS - PFAS Contamination Site Location Listing.

Other Tanks: SWEEPS UST Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list. SWEEPS UST - SWEEPS UST Listing ALAMEDA CO. UST - Underground Tanks. KERN CO. UST - Underground Storage Tank Sites & Tank Listing. MARIN CO. UST - Underground Storage Tank Sites. NAPA CO. UST - Closed and Operating Underground Storage Tank Sites. ORANGE CO. UST - List of Underground Storage Tank Facilities. RIVERSIDE CO. UST - Underground Storage Tank List. SAN FRANCISCO CO. UST - Underground Storage Tank Information. SOLANO CO. UST - Underground Storage Tanks. SUTTER CO. UST - Underground Storage Tanks. VENTURA CO. UST - Underground Tank Closed Sites List. YOLO CO. UST - Underground Storage Tank Comprehensive Facility Report. LOS ANGELES UST - Active & Inactive UST Inventory. EL SEGUNDO UST - City of El Segundo Underground Storage Tank. LONG BEACH UST - City of Long Beach Underground Storage Tank. UST SAN JOAQUIN - San Joaquin Co. UST. UST MENDOCINO - Mendocino County UST Database. TORRANCE UST - City of Torrance Underground Storage Tank. LOS ANGELES AST - Active & Inactive AST Inventory. SAN FRANCISCO AST - Aboveground Storage Tank Site Listing. CERS TANKS - California Environmental Reporting System (CERS) Tanks.

Local Land Records: DEED Site Mitigation and Brownfields Reuse Program Facility Sites with Deed Restrictions & Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction. The DTSC Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents deed restrictions that are active. Some sites have multiple deed restrictions. The DTSC Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners. DEED - Deed Restriction Listing

Spills: HMIRS Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT. HMIRS - Hazardous Materials Information Reporting System CHMIRS - California Hazardous Material Incident Report System. Orange Co. Industrial Site - List of Industrial Site Cleanups.

Database Descriptions

Other: RCRA NonGen / NLR RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste. RCRA NonGen / NLR - RCRA - Non Generators / No Longer Regulated FEDLAND - Federal and Indian Lands. TSCA - Toxic Substances Control Act. TRIS - Toxic Chemical Release Inventory System. SSTS - Section 7 Tracking Systems. RAATS - RCRA Administrative Action Tracking System. PRP - Potentially Responsible Parties. PADS - PCB Activity Database System. ICIS - Integrated Compliance Information System. FTTS - FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act). FTTS INSP - FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act). MLTS - Material Licensing Tracking System. RADINFO - Radiation Information Database. BRS - Biennial Reporting System. INDIAN RESERV - Indian Reservations. LEAD SMELTER 1 - Lead Smelter Sites. LEAD SMELTER 2 - Lead Smelter Sites. US AIRS (AFS) - Aerometric Information Retrieval System Facility Subsystem (AFS). US AIRS MINOR - Air Facility System Data. FINDS - Facility Index System/Facility Registry System. CUPA - CUPA Resources List. CUPA AMADOR - CUPA Facility List. CUPA BUTTE - CUPA Facility Listing. CUPA CALVERAS - CUPA Facility Listing. CUPA COLUSA - CUPA Facility List. CUPA DEL NORTE - CUPA Facility List. CUPA EL DORADO - CUPA Facility List. CUPA FRESNO - CUPA Resources List. CUPA HUMBOLDT - CUPA Facility List. CUPA LASSEN - CUPA Facility List. CUPA SAN FRANCISCO CO - CUPA Facility Listing. CUPA PLUMAS - CUPA Facility List. CUPA GLENN - CUPA Facility List. CUPA SAN BENITO - CUPA Facility List. CUPA TRINITY - CUPA Facility List. CUPA TEHAMA - CUPA Facility List. CUPA LIVERMORE-PLEASANTON - CUPA Facility Listing. CUPA TULARE - CUPA Facility List. CUPA STANISLAUS - CUPA Facility List. CUPA IMPERIAL - CUPA Facility List. CUPA INYO - CUPA Facility List. CUPA KINGS - CUPA Facility List. CUPA LAKE - CUPA Facility List. CUPA MADERA - CUPA Facility List. CUPA MERCED - CUPA Facility List. CUPA MONO - CUPA Facility List. CUPA MONTEREY - CUPA Facility Listing. CUPA NEVADA - CUPA Facility List. CUPA SAN LUIS OBISPO - CUPA Facility List. CUPA SANTA BARBARA - CUPA Facility Listing. CUPA SANTA CLARA - CUPA Facility List. CUPA SANTA CRUZ - CUPA Facility List. CUPA SHASTA - CUPA Facility List. CUPA SONOMA - CUPA Facility List. CUPA TUOLUMNE - CUPA Facility List. CUPA YUBA - CUPA Facility List. HAZNET - Facility and Manifest Data. Sacramento Co. ML - Master Hazardous Materials Facility List. San Bern. Co. Permit - Hazardous Material Permits. LA Co. Site Mitigation - Site Mitigation List. UIC GEO - Underground Injection Control Sites (GEOTRACKER). WDS - Waste Discharge System. MILITARY PRIV SITES - Military Privatized Sites (GEOTRACKER). PROJECT - Project Sites (GEOTRACKER). WDR - Waste Discharge Requirements Listing. SAN DIEGO CO LOP - Local Oversight Program Listing. CIWQS - California Integrated Water Quality System. CERS - CalEPA Regulated Site Portal Data. NON-CASE INFO - Non-Case Information Sites (GEOTRACKER). OTHER OIL GAS - Other Oil & Gas Projects Sites (GEOTRACKER). PROD WATER PONDS - Produced Water Ponds Sites (GEOTRACKER). SAMPLING POINT - Sampling Point ? Public Sites (GEOTRACKER). WELL STIM PROJ - Well Stimulation Project (GEOTRACKER). MINES MRDS - Mineral Resources Data System. LOS ANGELES CO LF METHANE - Methane Producing Landfills.

Database Sources

NPL: EPA

Updated Quarterly

NPL Delisted: EPA

Updated Quarterly

CERCLIS: EPA

Updated Quarterly

NFRAP: EPA

Updated Quarterly

RCRA COR ACT: EPA

Updated Quarterly

RCRA TSD: Environmental Protection Agency

Updated Quarterly

RCRA GEN: Environmental Protection Agency

Updated Quarterly

Federal IC / EC: Environmental Protection Agency

Varies

ERNS: National Response Center, United States Coast Guard

Updated Quarterly

State/Tribal NPL: Department of Toxic Substances Control

Updated Quarterly

State/Tribal CERCLIS: Department of Toxic Substances Control

Updated Quarterly

State/Tribal SWL: Department of Resources Recycling and Recovery

Updated Quarterly

State/Tribal LTANKS: California Regional Water Quality Control Board Los Angeles Region (4)

No Update Planned

Database Sources

State/Tribal Tanks: SWRCB

Updated Semi-Annually

State/Tribal VCP: Department of Toxic Substances Control

Updated Quarterly

US Brownfields: Environmental Protection Agency

Updated Semi-Annually

Other SWF: Department of Health Services

Varies

Other Haz Sites: Department of Toxic Substances Control

Updated Quarterly

Other Tanks: State Water Resources Control Board

No Update Planned

Local Land Records: DTSC and SWRCB

Updated Semi-Annually

Spills: U.S. Department of Transportation

Updated Quarterly

Other: Environmental Protection Agency

Updated Quarterly

Street Name Report for Streets near the Target Property

Target Property: 1021 EAST WALNUT AVENUE
TULARE, CA 93274

JOB: NA

Street Name	Dist/Dir	Street Name	Dis/Dir
E Almond Ave	0.17 NNW		
E Chestnut Ave	0.14 NW		
E Fulton Ave	0.18 SSW		
E Levin Ave	0.04 South		
E Walnut Ave	0.21 North		
S K St	0.21 West		
S O St	0.09 West		
W Tuggle St	0.24 WNW		

APPENDIX E

**STATEMENT OF QUALIFICATIONS
FOR HEI CORPORATION**

HEI CORPORATION

HEI Corporation was established in 1992 to respond to a need that exists in the environmental industry. There were many outstanding "full service" environmental firms in Southern California. Very few, however, specialized in performing Phase I Environmental Site Assessments (ESA's). For many firms, the ESA was and is approached as a way of positioning themselves to get any additional work recommended therein. This had led many to recognize the inherent conflict of interest that this represents. HEI Corporation eliminates this potential conflict in that no other environmental services are offered.

HEI Corporation, which also does business as Hayden Environmental, recognizes the importance of an ESA. The company was formed with the expressed purpose of providing the best, most complete, most thoroughly researched report available. At HEI Corporation, our fees are always competitive. Also, because we are not in the business of conducting Site Investigations (phase II's) there is no undue incentive to recommend them.

Our assessments are grounded in a solid understanding of the primary function of an ESA. Liability for environmental contamination can be expensive and time consuming in the extreme. While there is no guarantee that it will, an ESA is designed to allow a party coming into possession of real property, either as a tenant, buyer or lender forced to foreclose, to avail themselves of the "innocent landowner" defense. ESA's can also be a very valuable tool for an owner or tenant to establish a baseline condition of a property proper to the commencement of a lease.

Hayden Environmental has researched the law and adheres to the standards for environmental assessments promulgated by the ASTM Designation E 1527-13.

All Hayden Environmental Phase I assessments will include these five basic components:

- Subject property inspection and surrounding property observation
- Federal, state, tribal and local agency environmental database review
- County and /or municipal government record review
- Historical use review using aerial photographs, Sanborn maps and/or archive city directories
- Interviews with the current and former owners and occupants of the subject property

Hayden Environmental is fully insured, with policy coverage of \$2,000,000 for Professional Liability and \$1,000,000 for General Liability.

CHRISTOPHER M. HAYDEN

Chris Hayden, EP, has been in the environmental field since 1991. He began with a large multinational firm as the regional sales and marketing representative for Western U.S. He dealt primarily with firms in the energy, mining and real estate development fields. Seeking to broaden his "hands on" experience, he began working with a local firm in 1992. While there, he had the opportunity to work on a variety of projects, including environmental site assessments and site investigations. Seeing the need for a firm that specialized in conducting reliable, thorough and reasonably priced environmental site assessments while avoiding potential conflicts of interest, he formed Hayden Environmental in 1992. Hayden, through his years of experience, has earned the designation of Environmental Professional (EP) as defined in Section 40 C.F.R. § 312.10(b).

Mr. Hayden also serves on the ASTM E50 Committee which reviews, revises and enforces the standards for environmental assessments currently promulgated by the ASTM Designation E 1527-13.

Prior to 1991 Hayden had been in the real estate industry for twelve years. He last worked as an industrial real estate broker with Grubb & Ellis in Newport Beach, CA.

Hayden has a Bachelors of Arts in Biology from Humboldt State University in Arcata, California. He has taken several classes in the Environmental Site Investigation and Remediation Certification program at the University of California at Irvine.

ENVIRONMENTAL COURSES/SEMINARS COMPLETED

40 Hour HazMat Health and Safety Training

ASTM Standards Technology Training in Phase I Site Assessments for Environmental Professionals

Principles of Hazardous Materials Management

Regulatory Framework of Hazardous and Toxic Substances

Groundwater Hydrology: Monitoring, Protection and Clean-up

The Site Investigation and Remedial Feasibility Process

The Site Remediation Process for Hazardous Substance Impacts

Environmental Aspects of Soils Engineering and Geology

Innovative Soils Gas Monitoring and Remediation Applications