Print Form

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk
County of: Tulare

From: (Public Agency): City of Farmersville
909 West Visalia Road
Farmersville CA 93223
(Address)

Project Title: City of Farmersville Sports Complex - Phase 4

Project Applicant: City of Farmersville

Project Location - Specific:

South of Walnut Avenue, west of Road 168, adjacent to Lone Oak Park

Project Location - City: Farmersville Project Location - County: Tulare

Description of Nature, Purpose and Beneficiaries of Project:

Phased construction and operation of a Sports Complex on 23 ac. The City has completed three previous phases of construction. The proposed Phase 4 would include construction of a 2.33 acre passive recreation area with grass and trees, a trail, a permeable entry plaza, parking, restroom, picnic tables, small "tot lot" playground.

Name of Public Agency Approving Project: City of Farmersville

Name of Person or Agency Carrying Out Project: _____

Exempt Status: **(check one):**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: 15061(b)(3)
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

A IS/MND was prepared in 2002, which was adopted by the City. An addendum was prepared in 2010 to reflect minor changes in configuration and allow for the park to develop in phases. The proposed Project (phase 4) does not expand the original footprint, or propose new components not previously analyzed in the IS/MND and addendum to the adopted IS/MND. No new or greater impacts are anticipate with this phase. See the attached adopted IS/MND and addendum.

Lead Agency Contact Person: Jennifer Gomez Area Code/Telephone/Extension: 559-747-0458

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ☒ Yes ☐ No

Signature: _____ Date: 02-01-2021 Title: City Manager

☒ Signed by Lead Agency ☐ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

Addendum to the Mitigated Negative Declaration
For

City of Farmersville – Sports Complex
(State Clearinghouse #2002011122)

This Addendum to the Mitigated Negative Declaration is prepared pursuant to CEQA Guidelines, Section 15164.

The City of Farmersville prepared a Mitigated Negative Declaration (State Clearinghouse #200211122) in February 2003 to address environmental impacts associated with the construction and operation of a 23-acre Sports Complex to include up to four (4) baseball/softball fields, six (6) soccer fields, parking facilities, restrooms, bleachers, picnic tables, drinking fountains, and a refreshment stand. The site will be connected with Lone Oak Park, which is southwest of the project site. The Extensions Ditch traverses the project site from west to east. The Ditch will not be altered or relocated. A bridge over the Ditch will be constructed to connect the north and south portions of the project site.

Since adoption of the Mitigated Negative Declaration in February 2003, the City has prepared a revised and reconfigured site plan for the Sports Complex. This Addendum is being prepared to address the site configuration changes pursuant to the site plan attached hereto. The site reconfiguration occurs within the existing project boundaries, will not result in an increased intensity of uses, and proposes the same number and type of recreational facilities as the previously approved project, with the exception of a small water play area that has been added to the project.

Determination:

Staff has reviewed the proposed reconfiguration of the site layout and, pursuant to CEQA Guidelines, Section 15162, has determined that no changes to the Mitigated Negative Declaration are necessary. Pursuant to CEQA Guidelines, Section 15162, staff has determined the following:

- No substantial changes have occurred or are proposed which would require major revision of the previous Mitigated Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. The site reconfiguration will not in itself create new substantial environmental impacts above and beyond what was already analyzed in the previous environmental document. The determination is based on the following analysis:

    - Aesthetics: The project as reconfigured, will contain the same general type and quantity of recreational facilities as the previously approved project. Although the layout is modified, the visual impact remains

similar. The reconfiguration will not change the level of significance determination and no additional mitigation is required.

- Agricultural Resources: No additional impact.
- Air Quality: No additional impact.
- Biological Resources: No additional impact.
- Cultural Resources: No additional impact.
- Geology/Soils: No additional impact.
- Hazards/Hazardous Materials: No additional impact.
- Hydrology/Water Quality: No additional impact.
- Land Use/Planning: No additional impact.
- Mineral Resources: No additional impact.
- Noise: No additional impact.
- Population/Housing: No additional impact.
- Public Services: No additional impact.
- Recreation: No additional impact.
- Transportation/Traffic: The main parking area for the Sports Complex has been reconfigured to gain access from Freedom Avenue, rather than Farmersville Boulevard. As indicated in the previously adopted Mitigated Negative Declaration, the project will not cause a decrease in level of service on surrounding roadways. There is no additional impact.
- Utilities/Service Systems: No additional impact.

- The reconfiguration of the project does not cause one or more significant impacts not analyzed previously in the Mitigated Negative Declaration.

- The reconfiguration of the project does not increase the severity of one or more significant impacts analyzed previously in the Mitigated Negative Declaration.

- The reconfiguration of the project does not necessitate changes to the mitigation measures stated in the Mitigated Negative Declaration.

Signed

Rene Miller
Name, Title

2-10-2010
Date

RESOLUTION NO. 2010-007

A RESOLUTION OF THE CITY OF FARMERSVILLE CITY COUNCIL APPROVING AND CERTIFYING THE ADDENDUM TO THE CITY OF FARMERSVILE SPORTS COMPLEX MITIGATED NEGATIVE DECLARATION (STATE CLEARINGHOUSE #200211122)

WHEREAS, the City of Farmersville has initiated plans for the construction and operation of a new Sports Complex; and,

WHEREAS, the California Environmental Quality Act (CEQA) requires that all discretionary projects which may have a significant impact on the environment adopt feasible mitigations to mitigate such impacts; and,

WHEREAS, in February 2003, the City, as the Lead Agency, adopted and filed a Notice of Determination for a Mitigated Negative Declaration for the City of Farmersville Sports Complex (State Clearinghouse #200211122) pursuant to CEQA (*Public Resources Code Section 21000 et seq.*), the Guidelines for Implementation of CEQA (*Title 14 California Code of Regulations, Section 15000 et seq.*), and procedures adopted by the City relating to environmental evaluation; and,

WHEREAS, the adopted Mitigated Negative Declaration provides a summary of each mitigation measure that would reduce or avoid significant impacts. All identified impacts were either less than significant in relation to identified significance threshold levels, or can be mitigated to a less than significant level through recommended mitigation measures; and,

WHEREAS, in January 2010, the City, as the Lead Agency, prepared an Addendum to the Sports Complex Mitigated Negative Declaration to address a site plan reconfiguration and any potential environmental changes that have occurred on the site since adoption of the previous Mitigated Negative Declaration (hereinafter referred to as "Addendum").

NOW, THEREFORE, IT IS HEREBY RESOLVED, the City Council finds that:

1. In compliance with the California Environmental Quality Act, the environmental impacts resulting from construction and operation of the proposed Sports Complex site plan reconfiguration have been adequately addressed in the previously adopted Mitigated Negative Declaration and the Addendum.

2. The City hereby certifies that the Addendum for the Project is complete and adequate and has been completed in compliance with CEQA, the State CEQA Guidelines, and local procedures adopted by the City pursuant thereto.

3. Based on the information contained in the Addendum, the City finds that the project will not have a significant effect on the environment.

4. The City has reviewed and considered the information contained in the Addendum prior to adopting this resolution.

5. The City hereby finds the Addendum reflects the independent judgment of the City.

Council Member Boyer offered the motion to approve this resolution, Council Member Rowlett seconded the motion and it carried by the following vote:

AYES: Benavides, Hosier, Boyer, Santana, Rowlett

NOES:

ABSTAIN:

ABSENT:

Leonel Benavides, Mayor

ATTEST:

I, Patty Miller, Acting City Clerk, certify that the above is a true copy of a Resolution duly passed and adopted at a regular meeting of the Farmersville City Council on January 25, 2010.

Patty Miller, Acting City Clerk

INITIAL STUDY
AND
MITIGATED NEGATIVE DECLARATION

FOR THE
CITY OF FARMERSVILLE
SPORTS COMPLEX

January 2002

Lead Agency:

City of Farmersville
909 West Visalia Road
Farmersville, CA 93223

Contact Person:

Graham Mitchell
City Manager
Phone: (559) 747-0458
Fax: (559) 747-6724

Consultant:

Quad Knopf, Inc.
5110 West Cypress Avenue
Visalia, CA 93277

Contact Person:

Eloise Emery
Principal Environmental Planner
Phone: (559) 733-0440
Fax: (559) 733-7821

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SECTION ONE

INTRODUCTION

SECTION ONE – INTRODUCTION

1.1 Environmental Assessment Background

This document is the Initial Study/Mitigated Negative Declaration on the potential environmental effects of the construction and operation of a new sports complex. The City of Farmersville (City) will act as the Lead Agency for this project pursuant to the *California Environmental Quality Act (CEQA)* and the *CEQA Guidelines.*

Section 15063 of the CEQA Guidelines required the Lead Agency to prepare an Initial Study to determine whether a discretionary project will have a significant effect on the environment. The purposes of an Initial Study, as listed under *Section 15063[c]* of the *CEQA Guidelines,* include:

(1) Provide the Lead Agency with information to use as the basis for deciding whether to prepare an EIR [Environmental Impact Report] or a 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 in 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.

The Initial Study/Mitigated Negative Declaration has been prepared in response to the requirements presented above. The proposed project, as described in Chapter Two, consists of the construction and operation of a sports complex on approximately 23 acres. The preliminary design includes ball fields for softball, Little League, and soccer with additional amenities including restrooms, drinking fountains, refreshments stand, bleachers, lighting, walkways, and picnic tables. The Initial Study/Mitigated Negative Declaration examines the project impacts and identifies the appropriate type of additional documentation that is required pursuant to *CEQA* and the *CEQA Guidelines.*

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

- assure that the environment and public health and safety are protected in the face of discretionary projects initiated by public agencies or private concerns.

- 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 responsible and trustee agencies charged with managing resources (e.g., wildlife, air quality) that may be affected by the project.

- provide a forum for public participation in the decision-making process vis-a-vis environmental effects.

When a Lead Agency prepares a Negative Declaration or a Mitigated Negative Declaration for a project, the document is circulated for public review. The document must include a project description, project location, a proposed finding that the project will not have a significant effect on the environment, mitigation measures (if any) included in the project to avoid potentially significant effects, and a copy of the Initial Study. Notice that the Lead Agency proposes to adopt a Negative Declaration must be provided to the public within a reasonable period of time, but not less than 20 days prior to adoption by the Lead Agency. Formal notice was published in the Fresno Bee on January 10,

2002. The public review period is established, which is normally 30 days. The public review period advertised in the notice began on January 10, 2002 and closed at 5:00 p.m. on January 29, 2002. The document was not sent to the State Clearinghouse. A copy of the Notice of Intent to adopt the proposed Negative Declaration was filed with the County of Tulare. No responsible agencies have been identified for the proposed project.

Prior to approving the proposed project, the decision-making body of the Lead Agency (in this case, the City Council of Farmersville) must consider the proposed Mitigated Negative Declaration, together with any comments received during the public review process. The Council approves the Mitigated Negative Declaration if it finds, on the basis of the Initial Study and any comments received, that there is no substantial evidence that the project will have a significant effect on the environment.

1.2 Prior Environmental Documents

There are no prior Initial Studies or Environmental Impact Reports for this project.

SECTION TWO

PROJECT DESCRIPTION

SECTION TWO – PROJECT DESCRIPTION

2.1 Project Location

The proposed project is located on 23 acres in the City of Farmersville (City), County of Tulare. The property is owned by the City of Farmersville and located east of Farmersville Boulevard, north of Citrus Drive and south of Walnut Avenue as shown in Figure 2, Location Map, see Section 3.0.

2.2 Project Description

The proposed project is the construction and operation of a Sports Complex on approximately 23 acres, currently being used as a plum orchard. The proposed project will include, ball fields for softball, Little League and soccer. Additional amenities will include, restrooms, drinking fountains, refreshment stand, bleachers, lighting, walkways and picnic tables. Parking will be provided on adjoining streets and the park grass area. The site will be connected with Lone Oak Park, which is southwest of the project site. The Extensions Ditch traverses the project site from west to east. The Ditch will not be altered or relocated. A bridge over the Ditch will be constructed to connect the north and south portions of the project site, as shown in Figure 3, Conceptual Site Plan.

2.3 Environmental Setting

AESTHETICS

The project site is currently a plum orchard. The site is bordered by a vacant lot on the west, agriculture on the north, orchards on the east and then the High School and a sports field (Lone Oak Park) on the southwest. Existing lighting is located at the High School and the sports field. The Extension Ditch traverses the project site. Light and glare from the project will be mitigated with the implementation of special lighting as discussed in Section Four and found in Appendix A.

AGRICULTURE RESOURCES

Farmersville and Tulare County are located in the San Joaquin Valley - one of the most productive agricultural regions in the nation. Although there is a plum orchard currently on the project site, the land is not designated Prime Farmland and is zoned residential (R-1).

AIR QUALITY

Farmersville and Tulare County are in the California Air Resources Board-designated San Joaquin Valley Air Basin. The San Joaquin Valley Unified Air Pollution Control

District has jurisdiction over air quality matters in the basin.

The air basin is a serious non-attainment area for ozone and particulate matter less than 10 microns in size (PM_{10}) and non-attainment for less than 2.5 microns in size ($PM_{2.25}$). The air basin is also an unclassified attainment area (federal) and attainment area (State) for carbon monoxide. A non-attainment area is one identified by federal and/or State agencies as not meeting standards for a given pollutant.

The proposed project is a sports complex consisting of ball fields and various related amenities. No emission producing equipment/facilities will be associated with the project.

The project area vicinity is a combination of urban, agriculture, and open space. A reconnaissance level biological survey was conducted for the project site. No species of concern are known to exist on the site (Appendix B). No riparian habitat or wetland exists on the site. The existing Extension Ditch will remain in its current location.

CULTURAL RESOURCES

No cultural or historical resources are known to exist on the project site. There is lack of evidence that any significant archaeological resources exist on site.

GEOLOGY/SOILS

No faults are known to exist in the City of Farmersville. The nearest known active fault is the Coalinga fault, approximately 60 miles southwest of the project area. Soils in the area are not subject to liquefaction because of their coarse texture, and the area is flat and not subject to landslides (Division of Mines and Geology Special Publication 42 Fault Rupture Hazard Zones in California, May, 1999; www.conserv.cw.gov)

HAZARDS/HAZARDOUS MATERIALS

A Fidelity National Information Solution (FNIS) Site Assessment Report was conducted for the project site. No hazardous materials or releases occur within the adjacent project area. (FNIS Report, Appendix C.) The site is not within two miles of any airport.

HYDROLOGY/WATER QUALITY

The Extension Ditch that traverses the project site is located in the 100-year flood plain. The remaining area of the project site is located in Flood Zone AH, determined to

	be a Special Flood Hazard area inundated by 100-year flood. (FIRM Community Panel No. 060405001C, December 15, 1983.) The only permanent structures to be located on the sports complex are the restrooms, snack bar, bleachers, and walkways. There may be temporary construction related surface runoff.
LAND USE PLANNING	The project site is currently zoned residential. The City's General Plan update, currently in process redesignates the site as open space.
MINERAL RESOURCES	No mineral resources are extracted in the project area.
NOISE	Temporary construction noise may occasionally exceed set noise level standards during daytime hours. Noise levels will return to acceptable standards upon completion of construction activities. Noise mitigation measures are presented in Section Four.
POPULATION AND HOUSING	Population and housing will not be affected by the construction of a sports complex.
PUBLIC SERVICES	All City public services are available to the project site at the present time.
RECREATION	The project will contribute to the total acreage of open space/recreation land available in the City.
TRANSPORTATION	The current transportation system is sufficient to accommodate the traffic associated with use of the sports complex.
UTILITIES/SERVICE SYSTEMS	All City utility and service systems are available to the project site at the present time. This project will have no impact on wastewater treatment, water, or require construction of new storm drainage facilities to handle additional volume or capacity.

SECTION THREE

ENVIRONMENTAL EVALUATION - ENVIRONMENTAL CHECKLIST, DISCUSSION AND DETERMINATION

SECTION THREE - ENVIRONMENTAL EVALUATION - ENVIRONMENTAL CHECKLIST, DISCUSSION AND DETERMINATION

1. Project title: Farmersville Sports Complex

2. Lead agency name and address:
   City of Farmersville
   909 West Visalia Road
   Farmersville, CA 93223

3. Contact person and phone number:
   Graham Mitchell, City Manager
   Phone: (559) 747-0458
   Fax: (559) 747-6724

4. Project location:
   City of Farmersville, CA, County of Tulare, APN.# 129-010-042
   East of Farmersville Boulevard, north of Citrus Drive, south of Walnut Avenue. (See Figure 2-Location Map.)

5. Project sponsor's name and address:
   City of Farmersville
   Graham Mitchell, City Manager
   909 West Visalia Road
   Farmersville, CA 93223

6. General plan designation: Currently Residential.

7. Zoning: R-1 Residential Single-Family

8. Description of project:
   The proposed project is the construction and operation of a Sports Complex on approximately 23 acres, currently being used as a plum orchard. The proposed project will include, ball fields for softball, Little League, and soccer. Additional amenities will include, restrooms, drinking fountains, refreshment stand, bleachers, lighting, walkways and picnic tables. Parking will be provided on adjoining streets and the park grass area. The site will be connected with Lone Oak Park, which is southwest of the project site. The Extension Ditch traverses the project site from west to east. The Ditch will not be altered or relocated. A bridge over the Ditch will be constructed to connect the north and south portions of the project site, as shown in Figure 3, Conceptual Site Plan.

9. Surrounding land uses and setting:
   The project site is bordered by a vacant lot on the west, Walnut Avenue on the north, orchards on the east – then the new high school, and a sports field on the southwest. The Extension Ditch traverses the project site from east to west as shown in Site Photo #3 and #5 and in Figure 3, Conceptual Site Plan.

10. Other public agencies whose approval is required:
None.

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 Resources	☐ Air Quality
☒ Biological Resources	☒ Cultural Resources	☐ Geology /Soils
☐ Hazards & Hazardous Materials	☐ Hydrology / Water Quality	☐ Land Use / Planning
☐ Mineral Resources	☒ Noise	☐ Population / Housing
☐ Public Services	☒ Recreation	☐ Transportation/Traffic
☐ Utilities / Service Systems	☒ Mandatory Findings of Significance	

DETERMINATION: (To be completed by the Lead Agency)

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 ENVIRONMENTAL IMPACT REPORT 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 required.

Signature — Date: 1/8/02

Signature — Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced 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 Section XVII, "Earlier Analyses," 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 the 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.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9) The explanation of each issue should identify:
   a) the significance criteria or threshold, if any, used to evaluate each question; and
   b) the mitigation measure identified, if any, to reduce the impact to less than significance.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
I. AESTHETICS -- Would the project:	☒	☐	☐	☐
a) Have a substantial adverse effect on a scenic vista?	☐	☒	☐	☐
Response:	*The project site is currently a plum orchard. The project location is not a designated "scenic vista" nor a "scenic resource", however, removal of the plum trees and construction of the project would alter the visual appearance of the area. Impacts to the visual appearance of the site will be mitigated to a level of less than significant by incorporation of landscaping through-out the project site. (City Manager, Farmersville, Site Photos # 1-7)*			
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☒	☐	☐
Response:	*See Response I a).*			
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☒	☐	☐
Response:	*See Response I a).*			
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☒	☐	☐
Response:	*The proposed sports complex project would have lighted ball playing facilities. The increase in light and glare created by the project will be mitigated to a level of less than significant by using specially designed light fixtures as described in Appendix A. (City Manager, Farmersville)*			
II. AGRICULTURE 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. Would the project:	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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?	☐	☐	☐	☒
Response:	*The project site is not designated Prime or Unique Farmland. The project site is currently zoned R-1, residential. The City's General Plan is currently being updated and will change the zoning designation to Open Space. (City Manager, Farmersville)*			
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
Response:	*See Response II a).*			
c) Involve other changes in the existing environment, which due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	☐	☐	☐	☒
Response:	*See Response II a).*			
III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:	☐	☐	☐	☒
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
Response:	*The proposed project is for the development of a sports complex with playing fields, restrooms, and refreshment area. The complex will not have emission producing uses nor create emissions or odors. (Project Description)*			
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☐	☒
Response:	*See Response III a).*			

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
c) 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☐	☒
Response:	*See Response III a).*			
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐	☒
Response:	*See Response III a).*			
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒
Response:	*See Response III a).*			
IV. BIOLOGICAL RESOURCES -- Would the project:	☒	☐	☐	☐
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 U.S. Fish and Wildlife Service?	☐	☐	☐	☒
Response:	*A query of the California Department of Fish and Game Natural Diversity Base (NDDB 2001) and a biological filled reconnaissance was conducted by a qualified biologist. No plan or animal species of concern were identified. (Reconnaissance Level Biological Survey, January 7, 2002, Quad Knopf, Inc., Appendix B.)*			
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?	☐	☒	☐	☐
Response:	*See Response IV a).*			

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
Response:	*See Response IV a).*			
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?	☐	☒	☐	☐
Response:	*See Response IV a).*			
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
Response:	*See Response IV a).*			
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?	☐	☐	☐	☒
Response:	*See Response IV a).*			
V. CULTURAL RESOURCES -- Would the project:	☒	☐	☐	☐
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	☐	☐	☐	☒
Response:	*The project site has been a plum orchard for over 5 years and has no structures on the property. (Project Description, Site Visit, City Manager, Farmersville)*			
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☒	☐	☐
Response:	*Due to the buried nature of archaeological resources, it is not known whether any resources are present on the site. Potential impacts to archaeological resources will be*			

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
	mitigated to a level less than significant by making it a condition of the construction contract that the construction contractor stop all work upon discovery of any potential archaeological resources, calling a qualified archaeologist to the site and notifying the City. (City Manager, Farmersville)			
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐
Response:	*See Response V b).*			
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐
Response:	*See Response V b).*			
VI. GEOLOGY AND SOILS -- Would the project:	☐	☐	☐	☒
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	☐	☐	☐	☒
Response:	*The project site is located in the City of Farmersville, County of Tulare, California. Neither the City nor County is listed on the Division of Mines and Geology Special Publication 42 (Fault-Rupture Hazard Zones in California), current list, May 1999. (www.conserv.ca.gov/dmg/rghm/a-p/affected.htm)*			
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?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact

Response: *The project site is located in the City of Farmersville, County of Tulare, California. Neither the City nor County is listed on the Division of Mines and Geology Special Publication 42 (Fault-Rupture Hazard Zones in California), current list, May 1999. (www.conserv.ca.gov/dmg/rghm/a-p/affected.htm)*

b) Result in substantial soil erosion or the loss of topsoil? ☐ ☐ ☐ ☒

Response: *According to the Western Tulare County Soil Survey, the soil located on the project site is Nord Fine Sandy Loam. This soil is characterized by its stability and resistance to erosion and is not classified as expansive soil.*

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? ☐ ☐ ☐ ☒

Response: *See Response IV b).*

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? ☐ ☐ ☐ ☒

Response: *See Response IV b).*

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? ☐ ☐ ☐ ☒

Response: *The project will use existing sewers for the disposal of wastewater.*

VII. HAZARDS AND HAZARDOUS MATERIALS Would the project: ☐ ☐ ☐ ☒

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? ☐ ☐ ☐ ☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Response:	*The project is for a sports complex. No hazardous materials will be transported, used, or disposed of on the site.*			
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?	☐	☐	☐	☒
Response:	*See Response VII a).*			
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
Response:	*See Response VII a).*			
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?	☐	☐	☐	☐
Response:	*The project site is not located on a hazardous waste site. (Fidelity National Information Solutions (formerly VISTA) report, January 3, 2002..*			
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 for people residing or working in the project area?	☐	☐	☐	☒
Response:	*The project site is not within an airport land use plan. (City of Farmersville General Plan)*			
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
Response:	*See Response VII e).*			
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact

Response: *The implementation of the proposed project will not interfere with adopted emergency response plans. (City Manager, Farmersville)*

h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? ☐ ☐ ☐ ☒

Response: *The proposed project would not expose people or structures to wildfires. (Project Description, City Manager, Farmersville)*

VIII. HYDROLOGY AND WATER QUALITY -- Would the project: ☐ ☐ ☐ ☒

a) Violate any water quality standards or waste discharge requirements? ☐ ☐ ☐ ☒

Response: *The project will not violate any water quality standards. Wastewater from the restroom facilities will be discharged into the existing sewer system. (City Manager, Farmersville)*

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? ☐ ☐ ☐ ☒

Response: *The project will have a minimum amount of paved areas. The ball fields will be planted with grass, thus there will be no impact to groundwater supplies or recharge. (Project Description; City Manager, Farmersville)*

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? ☐ ☐ ☐ ☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Response:	*The project will not substantially alter the existing drainage pattern of the site nor alter the course of the Extension Ditch traversing the site. (Project Description; City Manager, Farmersville)*			
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☐	☒
Response:	*See Response VIII a-c).*			
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☐	☒
Response:	*See Response VIII a-c).*			
f) Otherwise substantially degrade water quality?	☐	☐	☐	☒
Response:	*See Response VIII a).*			
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒
Response:	*The proposed project is a sports complex, no housing will be built on the site. (Project Description)*			
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒
Response:	*The proposed structures for the project are restroom and refreshment facilities. These structures would not impede or redirect flood flows from the Extension Ditch. (Project Description; City Manager, Farmersville)*			
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Response:	*The Extension Ditch is located in Zone A, an area of 100-year flood, base flood elevations and flood hazard factors not determined. No structures or ball fields will be located in the Extension Ditch. The proposed sports complex facilities (ball fields, restroom and refreshment stand) will be located in Zone AH, an area of 100-year shallow flooding where depths are between one and three feet, base flood elevations are shown, but no flood hazard factors are determined. Any risk of injury to people or structures will be mitigated to a level of less than significant by warning and closure of the facility by the City, in the event of anticipated flooding. (Flood Insurance Rate Map, City of Farmersville, California, Community-Panel Number 060405 001 C, Effective Date: December 15, 1983; Project Description; City Manager, Farmersville)*			
j) Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒
Response:	*The City of Farmersville is located in Tulare County, California. It is not located in an area subject to seiche, tsunami, or mudflow. (Figure 1, Vicinity Map)*			
IX. LAND USE AND PLANNING - Would the project:	☐	☐	☐	☒
a) Physically divide an established community?	☐	☐	☐	☒
Response:	*The proposed project is not located in an area of an established community. (Site Photos #1-7; Project Description).*			
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒
Response:	*The project site land use designation will be re-designated as Open Space with the adoption of the City's General Plan Update.*			
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Response:	*There is no applicable habitat conservation plan on or near the project site.*			
X. MINERAL RESOURCES -- Would the project:	☐	☐	☐	☒
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?	☐	☐	☐	☒
Response:	*The project site has been used as a plum orchard. There are no known mineral resources on the project site. (City Manager, Farmersville)*			
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?	☐	☐	☐	☒
Response:	*See Response X a).*			
XI. NOISE Would the project result in:	☐	☐	☐	☒
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☒	☐	☐
Response:	*Temporary construction noise may occasionally exceed set noise standard levels during daytime hours. See Mitigation Measure in XI d) below. Noise levels will return to acceptable levels upon completion of construction activities. (City Manager, Farmersville)*			
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☐	☒
Response:	*No excessive groundborne vibration or noise levels will result from the project. (City Manager, Farmersville)*			
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Response:	*Noise levels from the sports activities at the proposed site are anticipated to be within acceptable standards. Furthermore, sports events will take place occasionally. (City Manager, Farmersville)*			
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☒	☐	☐
Response:	*Temporary noise impacts from construction activities will be mitigated to a level of less than significant with implementation of the following measures: noise producing equipment used during the construction of the park will be restricted to the hours of 7:00 a.m. through 7:00 p.m. Monday through Friday, and 9:00 a.m. through 6:00 p.m. on Saturday and Sunday. Any diesel-powered equipment will be equipped with mufflers.*			
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 expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
Response:	*The proposed project site is not located within an airport land use plan. (City of Farmersville General Plan)*			
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
Response:	*The proposed project site is not located within the vicinity of a private airstrip. (City of Farmersville General Plan)*			
XII. POPULATION AND HOUSING -- Would the project:	☐	☐	☐	☒
a) Induce substantial 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)?	☐	☐	☐	☒

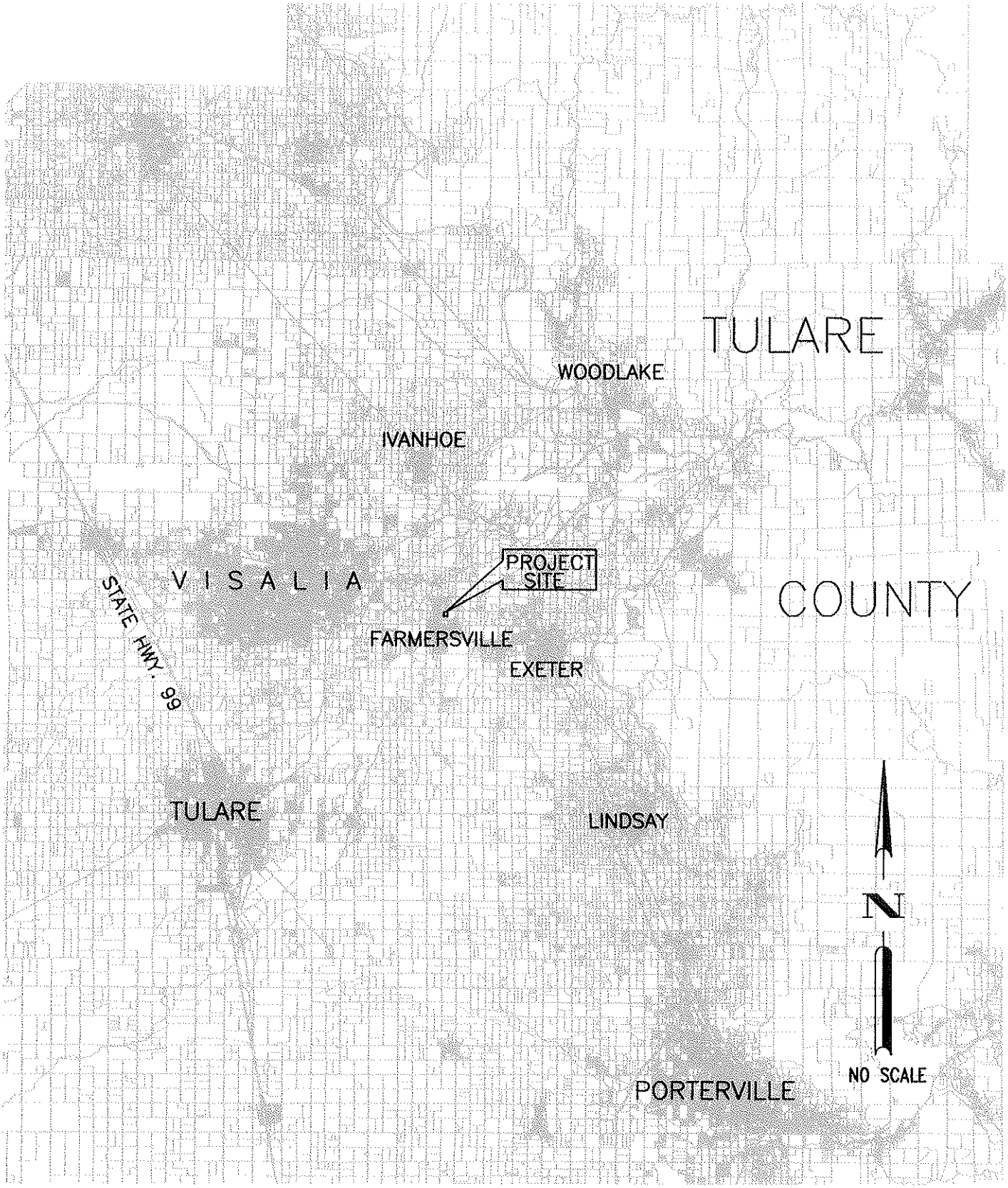
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Response:	*The proposed project is the construction of a sports complex. It will not induce substantial population growth. There will be no extension of roads as a result of the project. (Project Description)*			
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
Response:	*The proposed project site is currently a plum orchard. There are no houses on the site. (Site Photos #1-7)*			
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
Response:	*See Response XII b).*			
XIII. PUBLIC SERVICES	☐	☐	☐	☒
a) 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:	☐	☐	☐	☒
Response:	*Implementation of the proposed project will not increase the need for or maintenance of, fire protection, police protection, schools, parks, or other public facilities. (Project Description)*			
Fire protection?	☐	☐	☐	☒
Police protection?	☐	☐	☐	☒
Schools?	☐	☐	☐	☒
Parks?	☐	☐	☐	☒
Other public facilities?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
XIV. RECREATION --	☒	☐	☐	☐
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?	☐	☐	☐	☒
Response:	*The proposed project is for a new sports complex/recreational facility. There will be no impact on the use of other park facilities. (Project Description)*			
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?	☐	☒	☐	☐
Response:	*The proposed project will not have an adverse effect on the environment based upon the incorporation of mitigation measures set forth in this document that will reduce any potential impacts to a level less than significant. (Project Description; City Manager, Farmersville)*			
XV. TRANSPORTATION/TRAFFIC -- Would the project:	☐	☐	☐	☒
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	☐	☐	☐	☒
Response:	*Implementation of the proposed project will not increase traffic. (Project Description)*			
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	☐	☐	☐	☒
Response:	*See Response XV a).*			
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
change in location that results in substantial safety risks?				
Response:	*See Response XV a).*			
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
Response:	*See Response XV a).*			
e) Result in inadequate emergency access?	☐	☐	☐	☒
Response:	*The proposed project will not result in inadequate emergency access. (City Manager, Farmersville)*			
f) Result in inadequate parking capacity?	☐	☐	☐	☒
Response:	*Adequate parking will be found on the street and grass areas of the project site. (Project Description)*			
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☐	☒
Response:	*The proposed project will not conflict with alternative transportation plans as bus stops already exist on the adjoining streets and bicycle racks will be installed on the project area. (Project Description)*			
XVI. UTILITIES AND SERVICE SYSTEMS Would the project:	☐	☐	☐	☒
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	☒
Response:	*The proposed project will have limited restroom facilities that will not exceed wastewater treatment requirements. (Project Description; City Manager, Farmersville)*			
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒

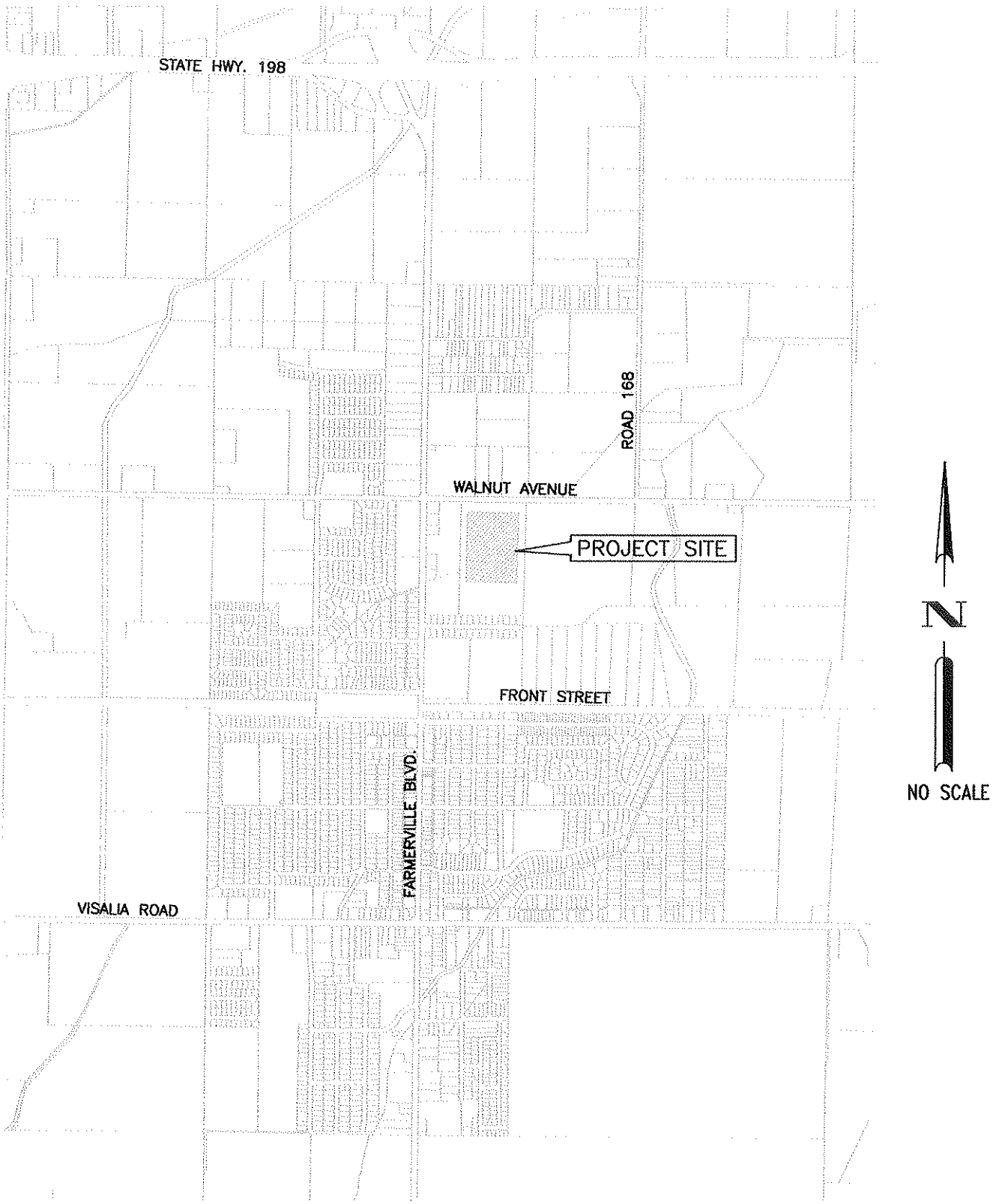
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Response:	*See Response XVI a).*			
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒
Response:	*See Response XVI a).*			
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☐	☒
Response:	*The project will have adequate water supplies for the drinking fountains, restrooms, and irrigation. (City Manager, Farmersville)*			
e) 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?	☐	☐	☐	☒
Response:	*See Response XVI d).*			
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☐	☒
Response:	*The proposed project will not generate large amounts of solid waste. The existing landfill has sufficient capacity to accommodate the project's solid waste. (City Manager, Farmersville)*			
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	☒
Response:	*See Response XVI f).*			
XVII. MANDATORY FINDINGS OF SIGNIFICANCE --	☒	☐	☐	☐
a) Does the project have the potential to 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	☐	☒	☐	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
self-sustaining levels, threaten to eliminate a plant or animal community, 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?				
Response:	*The proposed project will have no biological or archeological impacts based upon implementation of the mitigation measures set forth above.*			
b) 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)?	☐	☐	☐	☒
Response:	*There will be no cumulative impacts associated with implementation of the proposed project. (City Manager, Farmersville)*			
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐
Response:	*No substantial adverse effects on human beings will result from implementation of the proposed project as set forth above discussion.*			



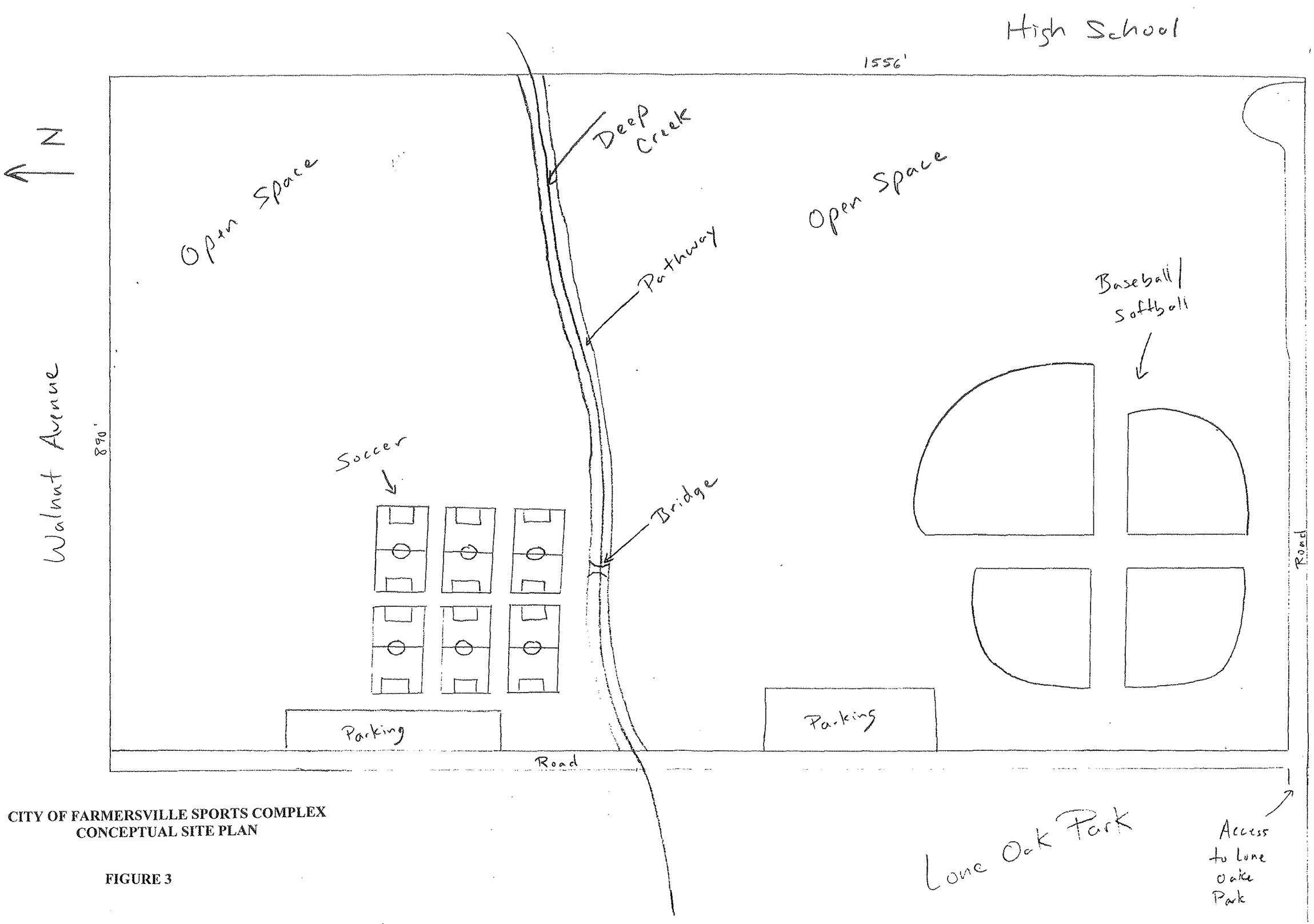
Quad Knopf

FIGURE 1
VICINITY MAP
FARMERSVILLE SPORTS COMPLEX



Quad Knopf

FIGURE 2
PROJECT LOCATION
FARMERSVILLE SPORTS COMPLEX



CITY OF FARMERSVILLE SPORTS COMPLEX
CONCEPTUAL SITE PLAN

FIGURE 3

Site Photo #1: View East from Farmersville Boulevard

Site Photo #2: View South, Near Walnut Avenue

Site Photo #3: View East, High School in Background

Site Photo #4: View North

Site Photo #5: View West Toward Farmersville Boulevard

Site Photo #6: View Southwest, Lone Oak Ball Fields

Site Photo #7: View South, Edge of Extension Ditch

SECTION FOUR

MITIGATION MONITORING PROGRAM

SECTION FOUR – MITIGATION MONITORING PLAN

4.1 Introduction

State and local agencies are required by Section 21081.6 of the California Public Resources Code to establish a monitoring and reporting program for all projects which are approved and which require CEQA processing.

Local agencies are given broad latitude in developing programs to meet the requirements of Public Resources Code Section 21081.6. The mitigation monitoring program outlined in this document is based upon guidance issued by the Governor's Office of Planning and Research.

The mitigation monitoring and reporting program for the proposed project corresponds to mitigation measures outlined in Section 3, Environmental Evaluation The Program summarizes the environmental issues identified in the EIR, the mitigation measures required to reduce each potentially significant impact to less than significant, and the agency or agencies responsible for monitoring and reporting on the implementation of the mitigation measures.

4.2 The Program

Construction of the sports complex in Farmersville will involve removal of the existing plum trees, and construction of the sports facilities and amenities.

The mitigation monitoring contained in this section of the report shall be included as conditions of approval for permits, to the extent permitted by law.

Table 4-1
Mitigation Monitoring Program

Impact	Mitigation Measures	Implementation	Monitoring	Time Span
Impact #3.2.1-1: Security Lighting	**Mitigation Measure #3.2.1-1:** Security and safety lighting will be designed to avoid direct exposure to lighting elements and the associated glare into adjacent areas.	City Manager, Farmersville	City Project Inspector	During construction phase.
Impact #3.2.2: Stadium Lighting	**Mitigation Measure #3.2.1-2:** The following mitigation measures shall be incorporated into the design of the lighting system: ▪ Lights in excess of 150 watts will be directed toward the athletic field and away from adjacent properties. The lights shall not directly illuminate adjacent properties. ▪ Indirect illumination of adjacent properties shall not exceed .05 footcandles. ▪ The test and measurement procedures shall be completed with the entire facility illuminated and the horizontal footcandle reading taken with a light meter positioned horizontal at 36 inches above grade. (See Appendix A.)	City Manager	City Project Inspector	During construction phase

Impact	Mitigation Measures	Implementation	Monitoring	Time Span
Impact #3.2.3-1: Air Quality Construction Impacts	**Mitigation Measure #3.2.3-1:** Air quality impacts will be mitigated with implementation of the following measures (SJV Air Pollution Control District Regulation VIII Control Measures): ▪ 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, 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 and fill, and demolition activities shall be effectively controlled of fugitive dust emissions utilizing application of water or by presoaking. ▪ When materials are transported off-site, all material shall be covered, effectively wetted to limit visible dust emissions, *or*	City Manager	City Project Inspector	During construction phase.

Impact	Mitigation Measures	Implementation	Monitoring	Time Span
	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 least once every 24 hours when operations are occurring. *(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. ▪ Limit traffic speeds on unpaved roads to 15 mph. Replant vegetation in disturbed areas as quickly as possible.			

APPENDIX A

SPECIALLY DESIGNED LIGHT FIXTURES

MUSCO

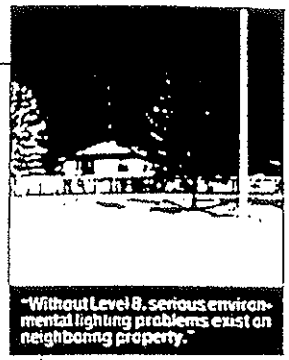
LEVEL 8 modification of SPORTSCLUSTER-2

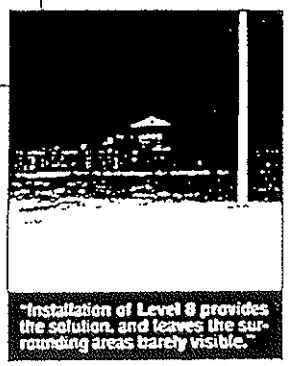
Providing the maximum level of environmental light control

The built-in light control features of Musco's Sportscluster-2 lighting system easily meet the needs of most playing fields. But for situations that require an even greater control of environmental light, Musco has developed the Level 8 modification of Sportscluster-2. Level 8 reduces off-field spill and glare by as much as 95%, while maintaining the quality of the Sportscluster-2 lighting on the field.

Photo taken before and after installation of Sportscluster-2 technology on an existing softball lighting system.


"Level 8 reflector modifications dramatically reduce spill and glare without affecting the quality of light on the field."


"Without Level 8, serious environmental lighting problems exist on neighboring property."


"Installation of Level 8 provides the solution, and leaves the surrounding areas barely visible."

Six years of research and development went into producing the combined Sportscluster-2, Level 8 technology. A combination that uses a modified reflector design and precise aiming assemblies to eliminate up to 95% of wasted spill and glare by redirecting the available light. This means a substantial reduction in environmental light, with the same high performance and playability on the field.

When creating a Level 8 system, Musco first does a thorough analysis to determine the exact light control needs of each individual field. The system is then assembled and factory-aimed according to these specifications.

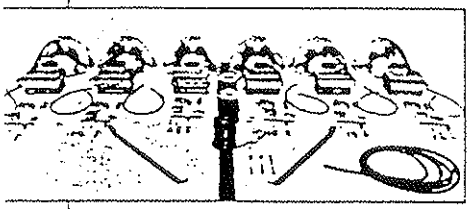
Before any Level 8 system is shipped, rigorous performance tests check the operation of every fixture and ensure that each system meets the standards that make it the most rugged and reliable in the industry. Musco also backs up Level 8 with an unprecedented parts and labor warranty.

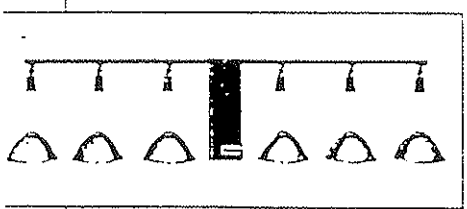
Dramatic reductions in off-field spill and glare, combined with durable, fully-tested construction make Musco's Level 8 modification of Sportscluster-2 the complete solution for every serious environmental light control problem.

Musco's Factory Assembled Sportcluster-2 is rugged and reliable

Factory designed and engineered

Sportscluster-2 is factory engineered as a complete lighting system to insure that all components work together, under the toughest conditions.


Like everyone else, we can supply it like this...


But only Musco ships like this.

The system is so strong that it's guaranteed to withstand 125 mph winds without misalignment. Just look at the strength of its components:

21/2" square steel tubing cross-arms and 1/8" thick walls provide long term reliability.

Grade 8 bolts attach reflectors to the crossarm for long term aiming alignment.

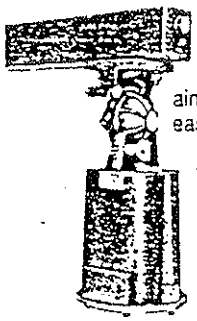
Photometric centering ring assures an accurate beam.

Enclosed wiring protects the system from outside elements.

Remote electrical components for easier maintenance.

Musco's patented knuckle assembly

Musco's patented knuckle assembly mounts the bulb cone to the crossarm and includes factory-set repositioning pins that "remember" the precise aiming angles set for each fixture. After the system is installed, fixtures are easily snapped into correct positions, eliminating all guesswork in aiming. Maintenance and relamping are just as easy.



The die-cast aluminum knuckle is made of water-tight construction and can actually withstand the pull of a 500 pound dead weight on the outer rim of the reflector without permanent deflection or damage.

Factory wired for safety

Factory wiring of the entire Sportscluster-2 assembly simplifies installation in the field. Only one set of wiring connections are required for each unit.

Wiring is completely internal, providing protection from deterioration due to weather and ultraviolet exposure.

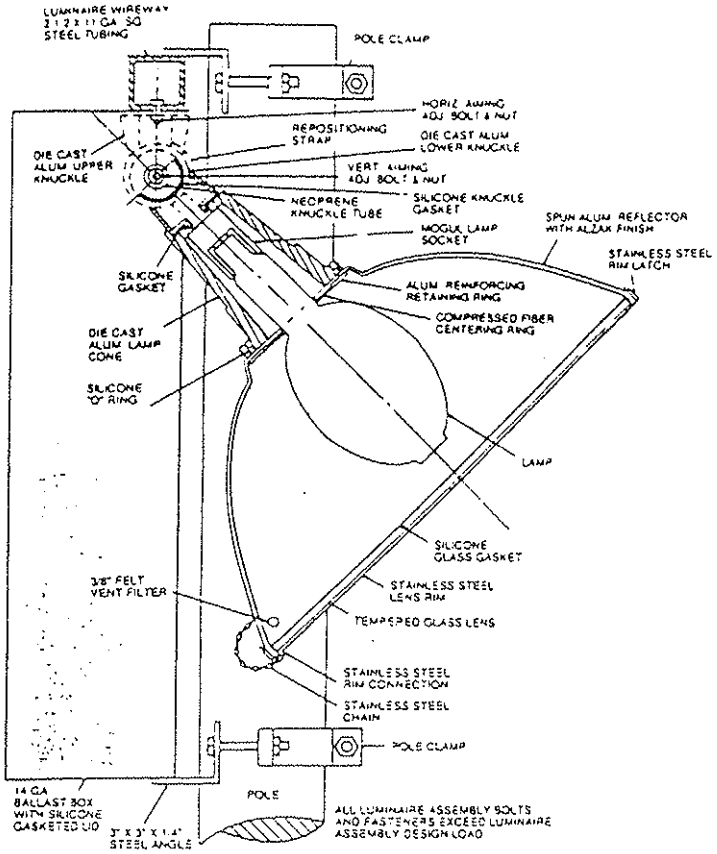
Factory aiming is guaranteed

Musco's exclusive Beam-Loc aiming saves time and assures accuracy, by eliminating the need for individual fixture aiming on the field.

Computer-determined aiming angles for each fixture are set in the factory to within 1/2 degree accuracy. This creates a large composite beam, which is easily aligned at the job site.

musco

SPORTSCLUSTER•2



Structural Strength. Luminaire assembly will withstand forces of 125 MPH wind with 1.3 gust factor without damage or misalignment to assembly

Finishes. All surfaces of assembly except reflector are coaled with hotdipped galvanized ASTM A-123 or heavy polyurethane enamel over primer coating. All fasteners and hardware are corrosion resistant

U.L. Listing. No. E33316

Canadian Standards Association. No. 81102

Patents. U.S. - 257891, 4190881, 254694, 437407
4725934
Canadian - 1114798
Other patents pending

OPTIONAL FEATURES

- **Multi-Watt**-(2 light-level) Programming flexibility
- **"Level-8"**-Maximum control of environmental light
- **Remote Ballast**-Maintenance ease
- **Service Platforms**-Maintenance ease
- **Galvanizing**-Caustic environmental protection
- **Fusing**-U.L. Listed Overcurrent Protection

RUGGED RELIABILITY

- Factory Assembled Structure
- Engineered Compatible Components
- Enclosed Wiring
- Isolation of Heat Sources
- Weight Reduction on Reflector Alignment
- Solid Alignment Knuckle and Centering Ring

MAINTENANCE EASE

- Component Accessibility
- Hinged Door Access
- Ballast Mounting
- Fuse Block
- Centralized, Identifiable Wiring
- Memory-Pin Knuckle

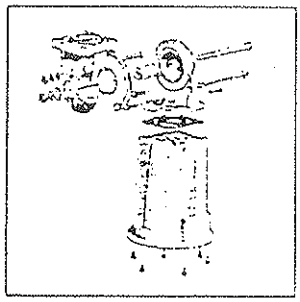
PLAYABILITY

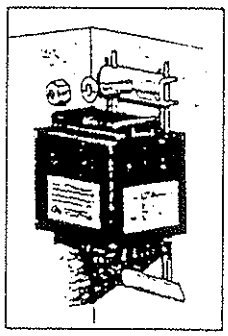
- Individual Facility Analysis
- Efficient Control of Glare
- Composite Beam-Loc Aiming
- Unique Lighting Research Facilities

SAFETY

- U.L. Listed Total Assembly
- Comprehensive Fastener and Structure Engineering
- Individual fixture fusing-U.L. Listed

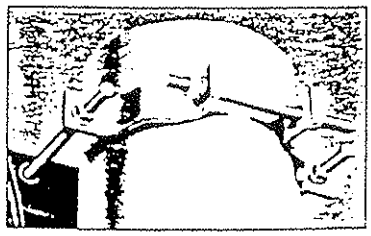
Knuckle assembly. Achieves multiple functions. Memory repositioning components assure that the installer recaptures factory-set aiming positions, by snapping into position. Rigid positioning of the knuckle is designed to withstand 125 mph winds while providing flexibility for a full range of aiming positions.





Ballast Brackets. Provide easy maintenance by loosening one 1/2 inch nut. Patented and adapts to any standard H.I.D. ballast.

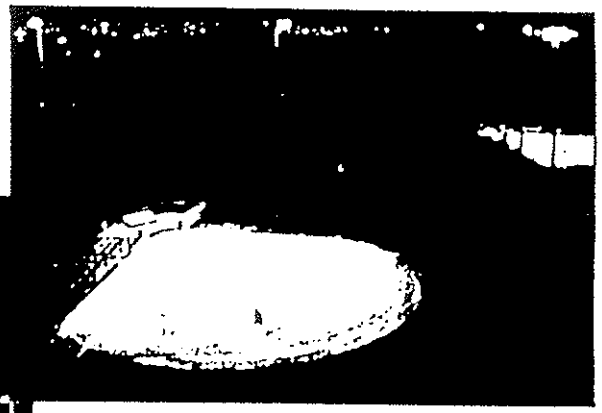
Pole Clamps. Provided with each unit. Adapt to wood, steel and concrete poles in sizes from 4 to 15 inches in diameter.



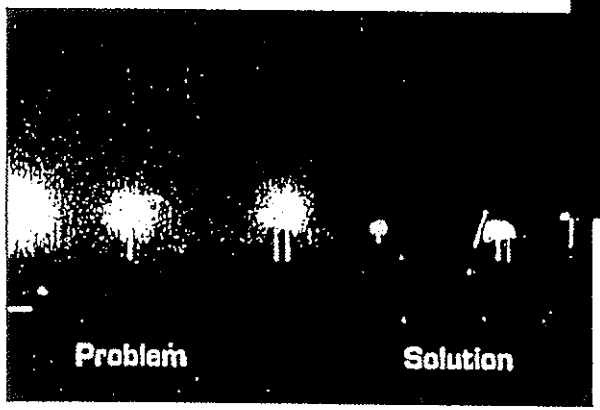
Musco Sports-Lighting Inc. 2107 Stewart Road / P.O. Box 14 Muscatine, Iowa 52761 319/263-2291

Energy efficient . . .
Environmentally responsible lighting

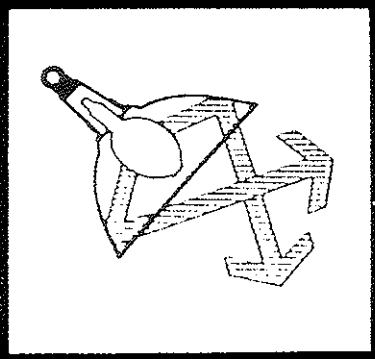
- Reduces spill and glare up to 95%
- Reduces sky glow
- Improves playability
- Lowers operating costs
  - Up to 25% more light per kilowatt
  - Fewer fixtures to buy and operate



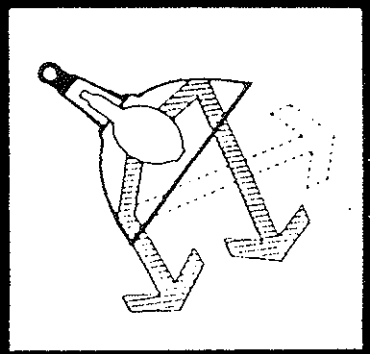
Spill and glare reduced



Reduced Spill, Glare, and Sky Glow
Left: Standard symmetrical reflector
Right: Sportscluster-2 with Level 8 reflector system



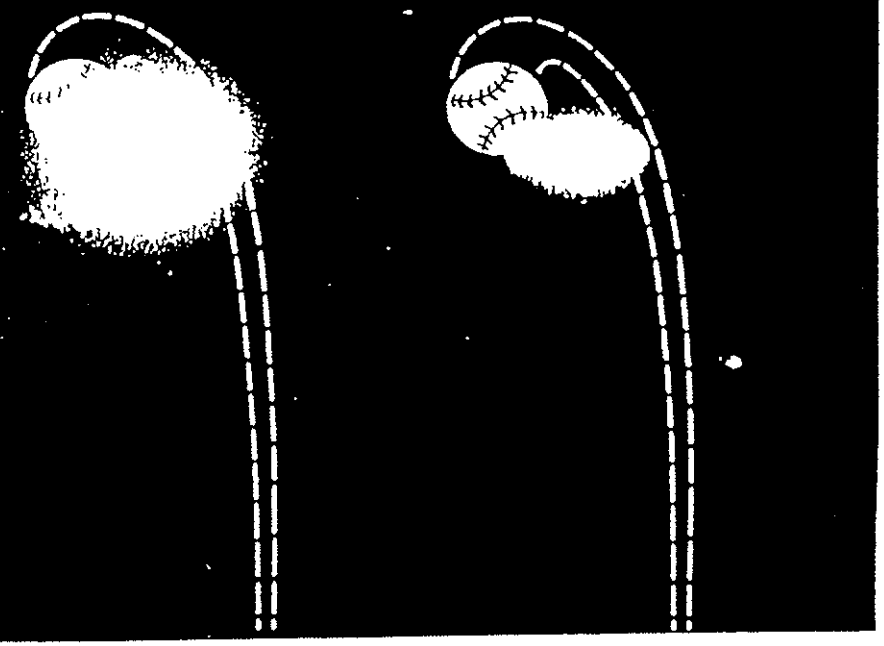
Prior Technology

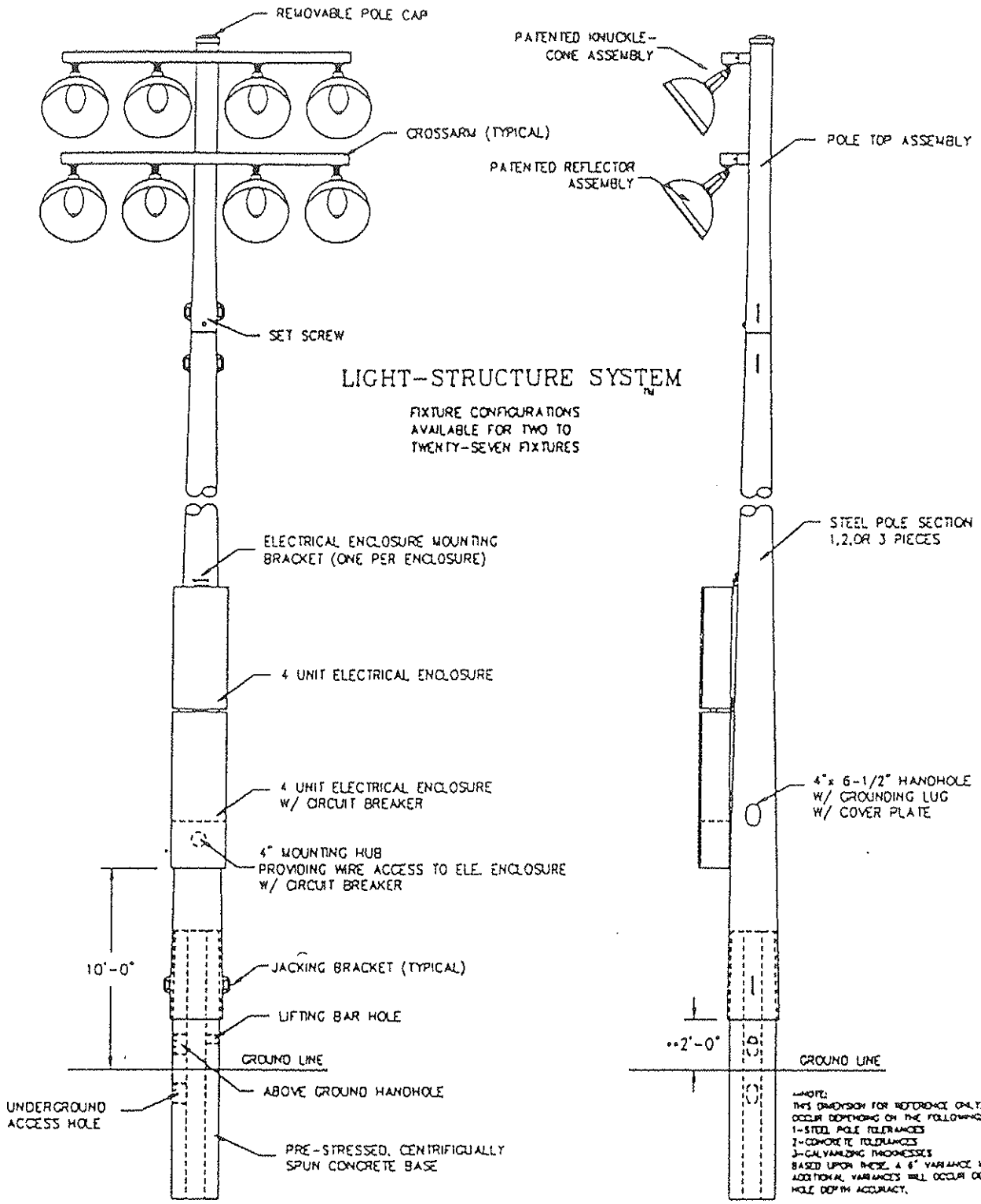


New Technology

Redirection of upward light means more light on the playing field.

Better playability -
Gets the glare out of
players' eyes





LIGHT-STRUCTURE SYSTEM™

FIXTURE CONFIGURATIONS AVAILABLE FOR TWO TO TWENTY-SEVEN FIXTURES

FRONT VIEW
(FIELD SIDE)

SIDE VIEW

NOTE:
THIS DIMENSION FOR REFERENCE ONLY. VARIANCES WILL OCCUR DEPENDING ON THE FOLLOWING
1-STEEL POLE TOLERANCES
2-CONCRETE TOLERANCES
3-GALVANIZING THICKNESSES
BASED UPON THESE, A 6" VARIANCE MAY BE SEEN. ADDITIONAL VARIANCES WILL OCCUR DEPENDING ON THE HOLE DEPTH ACCURACY.

STANDARD FEATURES
- PRE-CONSTRUCTED WIRE HARNESS WITH QUICK CONNECT PLUGS FOR EASE OF CONNECTION IN THE FIELD. (HARNESSES WRAPPED IN MYLAR CASING AND INCLUDE KELLEM GRIPS AND ABRASION PROTECTORS AS REQUIRED)
- ALL STEEL CROSSARMS, POLE, AND ELECTRICAL ENCLOSURES ARE HOT DIP GALVANIZED.
- ALL THREADED FASTENERS, HINGES, AND LATCHES ARE STAINLESS STEEL.
- POLE TOP ASSEMBLY W/FACTORY WIRING AND AIMING (COMPLETE WELDED ASSEMBLY)
- JACKING BRACKET DESIGN ALLOWS FOR EASY USE OF 'COVE-A-LONGS' FOR INSTALLATION.
- INCLUDED WITH EACH PROJECT ARE: BASE INSTALLATION WEDGES, 1-OFFSET INSTALLATION LEVEL AND 1-INSTALLATION LIFTING BAR

OPTIONAL FEATURES
- CLIMBING STEPS AND CLIMBING SAFETY CABLE ASSEMBLY
- OPTIONAL FIXTURE CONFIGURATIONS BETWEEN 7 AND 15 FIXTURES TO ALLOW SERVICE FROM THE CLIMBING STEPS.
- ADDITIONAL COUPLINGS AND HANDHOLES (FOR SPEAKERS, SECURITY LIGHT, OTHER ATTACHMENTS).

Job: LIGHT-STRUCTURE SYSTEM™
TYPICAL DETAIL DRAWING

By: BN	Scale: NONE	Date: 25-MAR-92
Representative:		Number: LSSUBMITTAL

MUSCO®
SPORTS-LIGHTING, INC.

SECTION A

LIGHTING

A. LIGHTING PERFORMANCE-Stockdale High School

The manufacturer shall supply lighting equipment and computer generated point by point analysis to meet the following:

1. Performance Criteria - Field Lighting

a. The performance criteria requires lighting equipment which will provide initial average light levels of 38 footcandles. A maintenance factor of .8 is to be used in determining the initial light value after adjustment for a tilt factor. These initial light levels will provide a maintained lighting level of 30 footcandles. The light levels are to be stated in the numeric values to be obtained during the initial hours of the operation of the lighting system.

Bidders shall supply computer generated point by point light scans based on 155,000 lumens per lamp showing both initial and designated maintained footcandle levels.

b. Uniformity ratio-The footcandle level shall have a uniformity ratio of maximum to minimum of not greater than 2.5:1 or better.

2. Spill/Glare Light - Designated Areas

a. Maximum spill light values - light levels shall not exceed the designated maximum footcandles or average footcandles shown below. These levels shall be shown as initial footcandles and shall be measured at a distance of 150 feet from the boundary of the playing field in any direction.

150′ From Field Boundary	Horizontal Footcandles	Footcandles with meter aimed toward brightest light bank
Max Footcandles	.62	1.96
Average Footcandles	.26	1.06

b. Arc Tube Brightness (Luminance)

(1) No portion of any arc tube shall be visible beyond 12 degrees vertical and 35 degrees horizontal measured from the center axis line of the light out put in the direction of the defined problem.

c. Beam Definition

(1) No one fixture shall exceed the candlepower or the specified degrees above the maximum candlepower in the vertical plane as specified in the following table:

Nema Type Reflector	Candlepower	Degrees Above Maximum Candlepower in Vertical Plane
Nema 3	12,000	21 degrees
Nema 4	12,000	21 degrees
Nema 5	12,000	32 degrees
Nema 6	12,000	32 degrees

B. POINT BY POINT ANALYSIS

1. Computer Models - Test Stations

(a) Field test stations for the horizontal field measurements shall consist of 96 points covering 360′ by 160′ on an equally spaced 20′ by 30′ grid.

(b) Spill/glare test stations shall consist of horizontal footcandles and maximum footcandles on a line 150 feet from the boundary of the playing field. Horizontal maximum footcandle readings shall be shown every 30 feet on the line.

C. INSPECTION AND VERIFICATION

1. Test and Measurement Procedures

a. All testing will be done with entire facility illuminated.

b. Horizontal footcandle readings shall be taken with the meter positioned horizontal 36 inches above grade.

c. Maximum footcandles as specified in Section A.2.a. shall be taken with the test cell positioned 36 inches above grade and aimed at the brightest light source.

d. Ambient light levels shall be measured at the specified test stations. Maximum ambient footcandle level explored in all planes for each test station shall be recorded. Once the maximum spill light readings as defined in Section A.2.a. have been recorded, subtract the ambient light readings from the respective footcandle readings at each test station.

e. Testing equipment for measurement of footcandle levels shall be a calibrated Gossen Panalux Electronic 2 or an approved equal.

f. For final approval of the project the manufacturer shall provide a final report from the test results that shall provide the following items:

(1) Identification of number and location of the test stations.

(2) Actual horizontal footcandle readings taken at each test station.

(3) Actual spill/glare footcandle readings taken at each test station.

(4) Number of hours of operation.

D. LIGHT-STRUCTURE SYSTEM

1. General Description - The Light-Structure System as manufactured by Musco Sports Lighting, Inc, (model # LS-LV8-1500) or approved equal shall consist of:

a. Pre-stressed centrifically spun concrete base
b. Hot-dipped galvanized steel shafts.
c. Hot-dipped galvanized steel crossarms.
d. Fixture consisting of: lamp,lamp socket, reflector, lens, lamp cone, reinforcing retaining ring.
e. U.L. listed double fusing for the lamp circuits.
f. Enclosure to consist of: NEMA 3R enclosure with ballasts and capacitors.
g. Thermal magnetic breaker.
h. All wiring from the load side of the breaker to the lamp socket.
i. Plug-in or landing lug connection devices for all electrical circuits on the pole.
j. Aiming method for alignment of the luminaires.
k. Method for re-alignment of the luminaire after movement for relamping.

E. LUMINAIRE STRUCTURE

1. **Factory Construction**
The lamp and reflector mounting device shall be factory assembled to the crossarms and the crossarms shall be attached to a section of the pole by the manufacturer.

2. **Single Photometric Unit**
Each reflector shall be attached to the crossarm in such a way that its aiming position has been determined relative to all other fixtures on the pole so that in the factory all luminaires on the assembly are oriented to form a single photometric unit.

3. **Lamps**
Lamps shall be 1500 watt metal halide and shall meet ANSI designation M48PC-1500 BU and be Philips #MH1500BU or an approved equal.

4. **Reflector and Lamp supports**
The reflector shall be fastened to the lamp cone with a reinforcing retaining ring containing an acrylic compressed fiber ring which centers and stabilizes the lamp in the reflector and provides heat shield to protect the lamp socket from heat.

5. **Lens**
A removable lens of impact and thermal resistant glass with silicone gasket shall be centered in a stainless steel lens rim and attached to the reflector with a hinged cable or chain.

6. **Aiming**
The manufacturer shall provide a memory positioning device for each luminaire on the assembly. The device shall provide for automatic repositioning of the aiming after relamping.

7. **Field Alignment**
Luminaire assembly shall be provided from the factory to the job site as a unit which may be universally oriented in a manner that the entire luminaire assembly can be field aimed as a single unit.

8. **Materials and Coatings**
All steel components shall be hot dipped galvanized ASTM A-123. High purity reflector grade aluminum shall be alzak finished. All other aluminum components shall be heavy anodized to military MIL-A-8625E Type III (commercial AAC12A41) specification and shall further be coated with an epoxy primer and heavy top coat of polyurethane enamel. All non-current carrying fasteners, hinges, and latches shall be stainless steel and shall be coated with a thermoset epoxy type organic coating such as Empigard to prevent galvanic interaction.

9. Crossarm Welding
Crossarms for the luminaire assembly shall be welded to the pole section before galvanizing by certified welders. Any additional fasteners used for the attachment of accessories to the crossarm shall be stainless steel and coated with Empigard or equivalent.

10. Structural Strength
The crossarm, reflector and its attachment to the pole shall be provided by the manufacturer such that it will structurally withstand winds of 125 m.p.h. with 1.3 gust factor without misalignment of any luminaire and without any damage to the crossarms or its components. Luminaires shall be attached to the crossarm by a minimum of two bolts, which fasteners shall be stainless steel and Empigard coated. There shall be no penetrations of the top or sides of the crossarm.

F. WIRE HARNESS

1. Strain Relief
The wiring harness shall be supported at the top of the pole by a stainless steel wire mesh grip matched to the size of the harness. There shall be not more than 13

conductors supported by a single wire mesh grip. If harness is longer than 65', an interim wire mesh grip support shall be located approximately half way down the pole.

2. **Strain Relief Slippage**
There shall be protection around the conductors, in addition to the insulation to protect from damage from the wire mesh grip and also to avoid slippage of the grip on the wire harness. The wire mesh grip shall also be clamped to the harness with a cable tie at the bottom of the grip to avoid loosening.

3. **Pole Attachment**
The wire mesh grip shall be mechanically attached to the pole to an enclosed mounting loop so that it cannot accidentally be removed in any direction.

4. **Spiral Winding**
The harness being supported by the wire mesh grip shall consist of multiple 14 gauge THHN conductors and shall be continuously spiral wound and bound with mylar wrap to prevent slippage of individual conductors within the wiring harness. Additionally, a cable tie shall be tightly wrapped around the harness at not more than 10' increments.

5. **Abrasion Bumper**
There shall be provided at 2' below the wire mesh grip and then at not more than 10 ft. intervals along the entire length of the wire harness an abrasion protective bumper device of soft, durable abrasive resistant material not less than 2" in diameter attached around the wiring harness to protect the harness from striking and being abraided by the interior surface of the pole.

6. **Labeling**
All wiring harness conductors shall be color-coded and clearly labeled.

7. **Plug-Ins**
Each end of the wire harness shall be terminated into a plug-in with conductors sequenced consistent with the pattern of the wiring schematic provided by the manufacturer.

8. Testing
All conductors and plug-ins shall be tested for resistance underload, for continuity, schematic sequence, and for insulation integrity. Manufacturer shall ship with the wire harness a copy of the test results.

9. Grounding
There shall be included within the wiring harness one conductor for use as a grounding conductor. The grounding conductor shall be equal in size to the load carrying conductors.

G. ELECTRICAL COMPONENT ENCLOSURE (ECE)

1. NEMA 3R
The ECE shall be a NEMA 3R rated gasketed enclosure to house the ballasts, capacitors, fuses, thermal magnetic circuit breaker, and distribution lugs.

2. Two Compartments
The ECE shall be divided into two compartments. The upper compartment shall house the ballasts, capacitors, and fuses. The lower compartment shall provide for the thermal magnetic circuit breaker, distribution lugs, and connection of all circuits coming into and out of the ECE.

3. Galvanize
The ECE shall be heavy hot dip galvanized to ASTM A-123 standards after fabrication to a thickness of not less than 3 mils. Continuous galvanized materials will not be accepted.

4. Stainless Steel
All latches, hinges, and non-current carrying fasteners, either outside or inside the enclosure, shall be stainless steel and shall further be coated with a clear thermoset polymer coating such as Empigard to prevent galvanic interaction.

5. Hinged Door Access
The access door to the ECE shall be attached by a full-length stainless steel hinge and shall be secured when closed by lockable stainless steel latches.

6. Pole Attachment
The ECE shall attach to the pole by means of a device which is sufficient to align the ECE and support its weight. There shall be a sealed joint with a non-threaded connection to provide wiring access from the pole to the ECE for both the primary and secondary

circuits. The connection shall be gasketed for water-tight protection. All wire passages shall be protected to prevent wire abrasion or damage.

7. **Capacitors**
In the ECE, capacitor cases shall be made from zinc coated steel or aluminum and top coated with enamel. Each capacitor shall have a ground terminal welded to its case and such terminal shall be connected to ground via a grounding wire. The capacitor case shall not make direct contact with surface of the ECE.

8. **Disconnecting Device**
There shall be provided within the ECE a U.L. listed thermal magnetic circuit breaker such that electrical power to all equipment on the pole served by the feeder circuit shall be disengaged by the operation of one switch. The breaker shall be located in a compartment separated from any capacitors or ballasts.

9. **Lugs**
The breaker shall provide landing lugs for the conductors which provide power to the pole.

10. **Distribution Terminal Blocks**
There shall be provided by the manufacturer a set of distribution terminal blocks which shall be factory wired from the breaker to the blocks. These blocks shall provide for termination of all ballast connection wiring.

11. **Fusing**
There shall be provided an individual fuse for each ballast conductor except neutral conductors which shall not be fused or switched.

12. **Plug-In**
All lamp supply circuits in the ECE shall be color-coded and labeled and shall terminate into a U.L. recognized plug-in device in the lower compartment of the ECE in a manner suitable for plug-in to the wiring harness.

13. **Wire Harness Connection**
The wiring harness circuits from the lamps shall be attached to the ECE circuits by U.L. recognized plug-in connectors.

14. **Grounding**
There shall be provided in the ECE located in the lower compartment of the enclosure one equipment grounding lug rigidly fastened to the enclosure, sized to accept

up to a 1/0 conductor. There shall also be provision in the upper compartment for a ground terminal of sufficient size to permit connection of the grounding conductors from the capacitors and the ground wire from the wiring harness.

15. **Ballast Type**
Ballasts shall be lead peak auto regulating ballasts as manufactured by SOLA, Advance, or an approved equal, suitable for operation with ___ volt supply.

16. **Drawings Attached**
The manufacturer shall provide an electrical schematic of the ECE circuits, which schematic shall be of a durable material and affixed to the inside of the ECE door for use by maintenance personnel.

17. **Location**
The ECE shall be attached to the pole with the lower end approximately 10 feet above grade at the pole foundation.

18. **U.L. Listing**
The ECE shall be listed by U.L. both for use with 90 degrees C rated supply conductors and as suitable for use in wet locations.

H. POLE STRUCTURE

1. **Safety Factors**
AASHTO structural design criteria shall be used to determine the pole stress allowance.

2. **Wind Factors**
The poles and foundations shall be designed to withstand 70 mph winds based upon UBC-C standards utilizing the 50 year mean recurrent isotach wind map data.

3. **Height and EPA**
The pole shall be designed to provide a mounting height above the surface at its foundation of 80 feet and to be of sufficient strength to support the effective projected area (EPA) of the pole and all of the attached devices including, as applicable, light fixtures, crossarms, mounting brackets, ballast boxes, and any other devices which are to be attached to the pole.

4. **Pole Material**
The pole shaft shall be high strength low alloy tapered tubular steel with galvanized coating inside and out. All connections of pole sections shall be by slip fitting the top section over the lower section by a length of at least 1 1/2 diameters.

5. **Resistance to Corrosion**
Steel components of the pole shall be hot dipped galvanized ASTM A-123. Steel portions of the pole shall be constructed such that all segments of the pole can be readily heated to like temperatures in commercially available galvanizing methods.

To avoid problems of galvanize adherence to differing steel alloys, all steel components used for the pole must be of the same type steel.

All exposed steel components of the pole shall be at least 18" above the surface of the ground to avoid exposure of the steel to the heavily moisture and oxygen laden air, both above and below the surface. There shall be a cap to cover the top of the pole so that rain will not enter the interior of the pole.

To avoid stress corrosion of the pole, there shall be no critical stress points of the steel portion of the pole within 18" of the ground.

I. FOUNDATION

1. **Safety Factor**
Broms safety factor of three (or UBC) shall be used in the foundation design.

2. **Foundation Strength**
Any concrete portions of the pole in which steel components that provide tension strength are contained, shall be allowed to harden for a minimum of 28 days before stress loads of pole attachment are applied.

3. **Concrete Material**
The foundation of the pole shall be constructed of not less than 9,500 psi pre-stressed centrifically cast concrete such that the steel reinforcement within the concrete shall be protected from slippage and exposure to oxidation through voids in the concrete or exposure of the steel through porous concrete material.

4. Soil Conditions
The design criteria for these specifications are based on soil conditions with 2000 psf soil at the surface. It shall be the contractors responsibility to notify the owner of soil conditions other than the design criteria. The owner shall then be responsible and absorb the additional costs associated with:

(1) Providing engineered foundation/embedment design by a registered engineer in the State of California for soils other than specified soil conditions.
(2) Additional materials required to achieve alternate foundation.
(3) Excavation and removal of materials other than normal soils, such as rock, caliche, etc.

J. SAFETY - SPECIAL CONDITIONS

1. U.L. Listing
There shall be provided a U.L. listing for all electrical components from its connection to the feeder conductors, to its completion at the lamp socket including all connections. This listing shall be based upon U.L. testing and evaluation of the compatibility of the enclosures and the components for use in combination in this application in addition to the individual components being U.L. listed or recognized.

2. U.L. Test Report
Bidder shall supply in advance of bid a copy of the complete Underwriters Laboratory report covering the entire luminaire assembly being bid for the owner's review. Partial U.L. files will not be accepted per the requirements of U.L.

3. Codes
Sports Lighting Structure shall meet National Electrical code and NEMA publication FA-1.

4. Warranty
a. Manufacturer shall warrant in writing the entire structure (excluding fuses and lamps) to be free from defects in materials and workmanship for a period of seven years starting from the date of delivery.

b. Manufacturer agrees in writing to provide labor and materials for a period of two years to replace defective parts or repair defects in workmanship,

or, at its election, to pay reasonable costs of labor for such repairs. For the remainder of the warranty period, replacement materials will be provided at no charge.

c. Lamps shall be warranted by the manufacturer in writing not to fail for two years from the date of delivery. Lamps which fail during the first year of the warranty period will be replaced and installed at no cost to the owner. Lamps which fail during the second 12 months will be replaced by the manufacturer but installation will be the owner's responsibility.

d. Manufacturer warrants in writing accurate alignment of the luminaires on the luminaire assembly for a period of seven years starting from the date of delivery.

e. The contractor shall furnish to the owner of the facility 5% extra lamps and 6 extra fuses for future use.

K. INSTALLATION

1. Weight and Size
To permit ease of handling of material at the job site and to avoid damage to the existing facility, no single component of the pole shall be in excess of 3,400 lbs., nor be greater than 41' in length.

2. Backfill
The pole base shall be installed in an excavation as prescribed by the Broms or UBC standards for foundation design. Concrete backfill is required.

3. Assembly
The pole base shall be separate from the pole such that the base may be installed, properly plumbed, and enlarged as to the bearing surface by concrete backfill allowing for inspection prior to the attachment of the steel pole.

4. Electrical Wiring
The pole and the luminaires shall be designed such that all wiring remains underground before entering the base of the pole and that no wiring shall be exposed to sun or weather as it transitions through the pole and to the ballast and on to each lamp.

There shall be provided a non-threaded hot-dipped galvanized steel or concrete enclosed raceway for transition of the pole feeder conductors from the trench to the ECE.

5. **Field Connections**
All field electrical connections on the pole shall be achieved by U.L. listed plug-in or lug method of attachment from the load side of the breaker/disconnect to the lamp socket. The feeder and grounding conductors from the service entrance to the pole shall be connected at the pole by landing lugs.

L. PATENT RIGHTS AND INFRINGEMENT

There are various established performance criteria throughout this request for products and services. There may exist patent coverage for some means and methods of achieving those performance criteria. Bidders are responsible for ascertaining that means and methods of the products and services which they are providing are not being provided in violation of any such patent rights. Bidders responsibilities are as follows:

1) To hold harmless, the owner, as to any violation to include dollar amounts that could be owing as a result of damages for infringement including potential treble damages as provided for under U.S. Patent Law.

2) Any and all costs that the owner would incur in replacing materials and services which are determined to infringe patent rights.

3) All administrative, legal and other costs that would be incurred as a result of an infringement.

If any product or services proposed to be provided by the bidder are known by the bidder to be subject to any existing claims of infringement, bidder shall notify owner of such claim and provide evidence of financial ability to perform on the above hold harmless requirements.

M. ALTERNATE SUBMITTAL-DATA TO BE PROVIDED

Failure to provide any of the following information with the alternate submittal will be grounds for rejection of the alternate. Each item listed below shall be provided in the form of clear and concise statements and/or plans and drawings which can be easily read and clearly interpreted.

Each item shall also be clearly lettered to correspond with the following list. All items shall be assembled in the order indicated and secured or bound in a neat and orderly fashion for easy use and reference. Bidders requesting to use equipment other than that specified shall submit ten (10) days prior to bid opening the following:

1. Lighting layout design showing luminaire mounting heights, aiming focus points, reflector types number of luminaires per pole and kilowatt consumption.

2. A drawing of the Sports Lighting Structure meeting or exceeding specified criteria.

3. Computer generated point-by-point analyis of field light values as set forth in accordance with lighting performance specifications.

4. Computer generated spill/glare analysis in accordance with lighting performance specifications.

5. Written statements of model number and manufacturer for all equipment bid.

6. Written warranty from the manufacturer covering entire structure as outlined in specifications.

7. Certified engineer, independent of manufacturer, shall verify and stamp wind load test of luminaire assembly to meet or exceed structural strength as described in specifications.

8. Complete U.L. report covering the entire assembly being bid as described in specifications.

9. Manufacturer shall submit in writing a minimum of five similar lighting projects in the state of California where the specifications outlined have been met. Include the project name, contact person and telephone numbers.

10. Manufacturer shall submit a letter guaranteeing that footcandle levels and uniformities as specified will be met. In addition, manufacturer's remedy to deficiencies will be noted.

11. There shall be provided by the pole supplier sufficient data and calculations to show that the specified criteria will be met.

APPENDIX B

RECONNAISSANCE LEVEL BIOLOGICAL SURVEY

Quad Knopf

01587

January 7, 2002

Eloise Emery
Quad Knopf, Inc.
5110 W. Cypress Avenue
Visalia, California 93277

RE: Reconnaissance Level Biological Survey Results for the Proposed City of Farmersville Sports Complex Project Located in Farmersville, California

Dear Eloise:

The City of Farmersville is proposing to construct a multiple use sports complex park that will include baseball, softball, and soccer fields on land that is currently farmed and supports a plum orchard in the northern portion of Farmersville, California. The site is located in Township 19 South, Range 26 East, northwest ¼ of Section 6, in the Exeter USGS 7.5-minute quadrangle (Figure 1). On January 3, 2002 Quad Knopf, Inc. biologist James W. Jones, Jr. conducted a reconnaissance level biological survey for threatened, endangered, and other special-status plant and animal species to determine whether such species or their habitats exist in the project area.

Prior to conducting the field survey, a query of the California Department of Fish and Game Natural Diversity Data Base (NDDB 2001) was conducted for the Exeter, Monson, Ivanhoe, Woodlake, Visalia, Rocky Hill, Tulare, Cairn's Corner, and Lindsay USGS 7.5-minute quadrangles. This review of the NDDB indicated that twelve special-status animal species, eight special-status plant species, and five natural vegetation communities of concern have been reported for these quadrangles. In addition to this review, a query of the California Native Plant Society's Electronic Inventory (CNPS 2001) was conducted to provide information on additional special-status plant species that have the potential to occur in the project area and surrounding vicinity. This review resulted in five additional plant species. Table 1 lists the results of these reviews.

The entire project area is located on existing agricultural land that is planted with mature plum trees (Photograph 1). Farmersville High School borders the eastern edge of the site (Photograph 2); a convenience store, automotive repair shop, a small open space park with baseball fields (Lone Oak Park) (Photograph 3), and a house borders the site to west; several residences border the site to the south, and Walnut Drive borders the site on the north (Photograph 2). Extension Ditch runs east to west across the central portion of the

site (Photograph 4, Figure 1). Dirt roadways traverse portions of the site and are also situated around the perimeter of the property. Surrounding land use is principally agricultural and rural residential.

The proposed project site was walked and the surrounding area within 0.5 mile of the site was driven with an emphasis on identifying habitat for special-status species or other sign of their potential presence in the project area. Table 2 provides a list of the animal and plant species observed at the proposed project site and in the surrounding area during the site visit.

No habitat for special-status plant species occurs on the proposed project site; therefore, no impacts to any special-status plants will result from the proposed project.

Because the proposed project site is a mature plum orchard, the habitat value is very low for special-status animal species. No special-status species were observed during the field survey. San Joaquin kit fox (*Vulpes macrotis mutica*) have been reported to sometimes forage within agricultural land and the United States Fish and Wildlife Service has determined that kit foxes may utilize orchards for foraging. However, this is largely dependent upon the location of the orchard in respect to adjacent or nearby native or naturalized lands that support kit fox den habitat. If such lands exist within six miles of the orchard, and the orchard is located within a migratory corridor, kit fox may utilize the orchard for foraging or as a travel corridor to other foraging habitats. Although the NDDB review indicated that kit fox have been reported approximately 2.5 miles north east of the site near Deep Creek at the former Kaweah Oaks Preserve, the project site is probably not located in a migratory corridor. This is because the Farmersville High School located east of the site is completely enclosed with a tall chain-link fence. In addition, the Extension Ditch that traverses the property could not be used as a travel corridor through the project area as it goes underground and is blocked by a concrete structure on the eastern edge of the site (Photograph 5). Any kit foxes traveling southwestward from the Kaweah Oaks Preserve would almost certainly utilize the riparian cover along the Deep Creek channel to the east and south of the proposed project site. In addition, several dogs were seen within the vicinity of the project site at the nearby residences and automotive repair shop, and numerous dog tracks were observed throughout the proposed project site. No sign of kit fox use on the property (dens, scat, tracks, prey remains, etc.) was observed during the field survey. For these reasons, the proposed project site probably does not support foraging habitat for the kit fox.

The Swainson's hawk (*Buteo swainsoni*), a state-listed threatened species, does not typically forage in mature orchards as the trees make it difficult or impossible to hunt for any prey species that may be present below the tree canopy. The nearest nest location of this species reported in the NDDB is along Outside Creek, approximately 6.5 miles south of the proposed project site. All large trees within 0.25 mile of the proposed project site were observed by binoculars or by naked eye in an attempt to identify any large nests that could be utilized by Swainson's hawks, but none were observed. This species is not expected to be impacted by the implementation of the proposed project.

No burrowing owls (*Athene cunicularia*) were observed during the field survey. There are California ground squirrel burrows (*Spermophilus beecheyi*) located along the perimeter of the property adjacent to some of the fence lines and along the Extension Ditch, but none of these burrows showed use by burrowing owls (casts, tracks, prey remains, scat, etc.). In fact, almost all the burrows showed evidence of ground squirrel use from tracks and numerous plum seeds partially eaten at the entrances.

No habitat for any of the other species identified in Table 1 occurs on the proposed project site.

As the project is currently proposed, no impacts to the Extension Ditch are anticipated. However, this ditch would likely qualify under United States Army Corps of Engineers (COE) jurisdiction as new legislation regarding irrigation canals (including ditches) has recently been interpreted in several court cases. Below are several determinations regarding irrigation canals.

- "...water bodies usually not considered waters of the United States include non-tidal drainages and irrigation ditches excavated on dry land; however, in cases where an irrigation ditch connects two waters of the United States or where it contributes flow to a water of the United States, the irrigation ditch may qualify as a regulated water, even if it is constructed in uplands... See *Headwaters v. Talent Irrigation District.* As a result it then is considered a tributary to these other "waters of the U.S.".

  http://laws.lp.findlaw.com/getcase/9th/case/9935373&exact=1

  http://pub.bna.com/lw/9935373.htm

- The EPA has interpreted "waters of the United States" to include "intrastate lakes, rivers, streams (including intermittent streams) . . . the use, degradation, or destruction of which would affect or could affect interstate or foreign commerce," and "tributaries of [those] waters." 40 C.F.R. § 122.2(c), (e). The district court concluded that the irrigation canals were "waters of the United States" because they are tributaries to the natural streams with which they exchange water.

The irrigation canal in this case is not an "isolated water" such as those that the Court concluded were outside the jurisdiction of the Clean Water Act. Because the canal receives diverted water from a natural stream, river, or lake, and contributes to another jurisdictional waterway, it would function as a tributary to other "waters of the United States."

In summary, if a ditch conveys water to another jurisdictional water, i.e. creek, stream, lake, etc. the irrigation canal would be considered a tributary to these waters and require permitting for any work conducted within its banks or channel. The following agencies would need to be contacted for permitting: COE for a Nationwide Permit, Regional Water Quality Control Board (RWQCB) for a Clean Water Certification or Waiver from Certification, and possibly the California Department of Fish and Game (CDFG) for a Streambed Alteration Agreement. Please note that proof of CEQA compliance must be obtained prior to permit

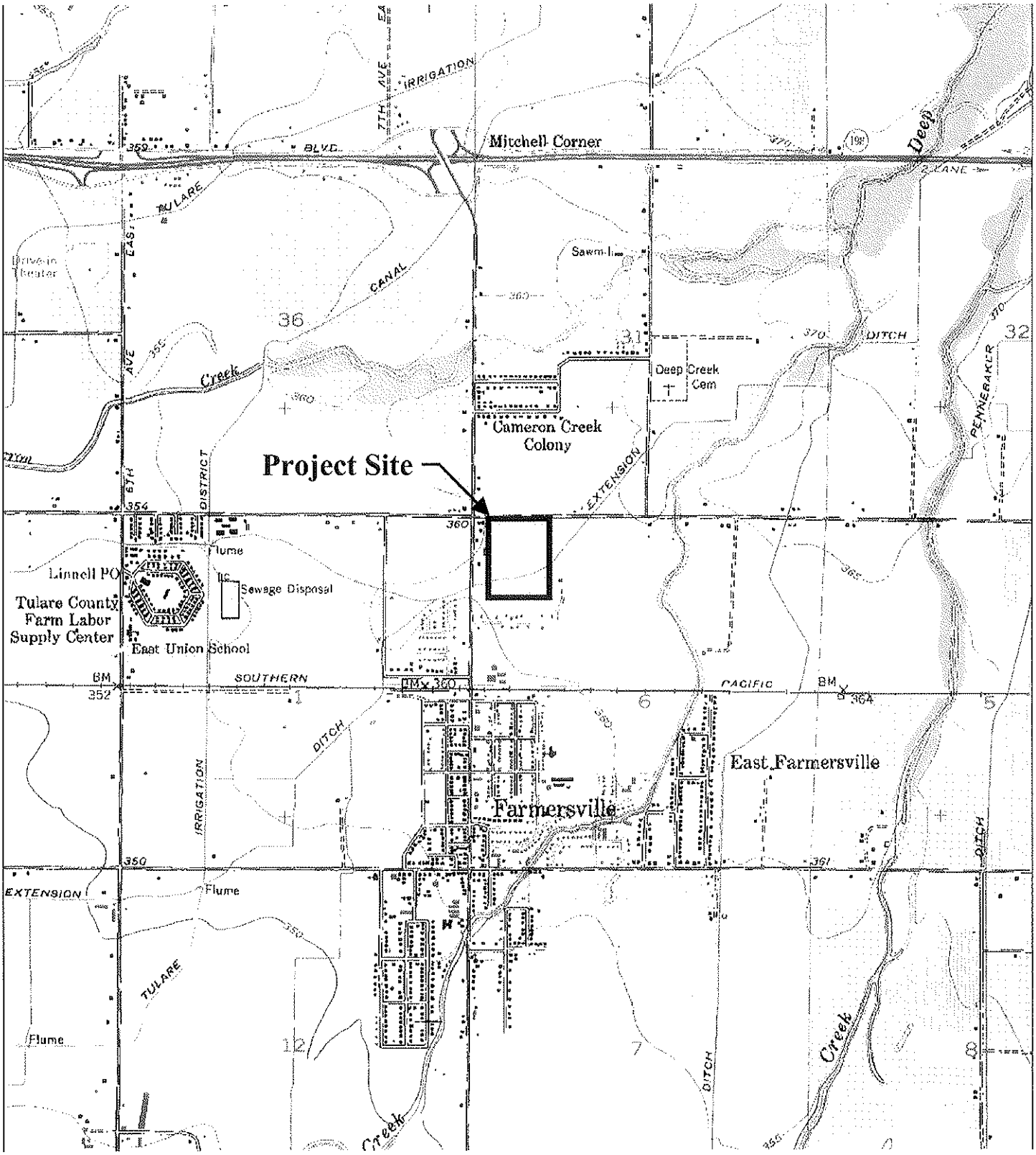
submittal. Without CEQA compliance, neither CDFG nor RWQCB will issue their permits. Other documents that may be required include: a Storm Water Pollution Prevention Plan (SWPPP), and a National Pollution Discharge Elimination System (NPDES) permit.

In conclusion, the proposed project is not expected to significantly impact any special-status species or their habitats. Furthermore, as currently proposed, no impacts to the Extension Ditch are anticipated. If you have any questions or require further information, please do not hesitate to contact our office.

Sincerely,

James W. Jones, Jr.
Biologist

attachments



N

Exeter USGS 7.5-Minute Quadrangle

Township 19 South, Range 26 East

Not to scale

Quad Knopf	Project Location	Figure 1

Table 1
Special-Status Species Reported on the Exeter, Monson, Ivanhoe, Woodlake, Visalia, Rocky Hill, Tulare, Cairn's Corner, and Lindsay USGS 7.5-Minute Quadrangles

Species	Habitat	Status	Potential Occurrence in Project Area
Animals			
Ambystoma californiense (California tiger salamander)	Vernal pools and some other wet areas.	FE, CSC	None. No habitat present.
Ardea herodias (Great blue heron)	Rivers, streams, ditches, other wet areas, grasslands, nests in large trees along waterways.	MBTA	Moderate. Extension ditch may serve as foraging or resting area when water is present.
Athene cunicularia (Burrowing owl)	Occurs in open, dry grasslands, deserts, and sometimes ruderal areas along ditch levees. Requires burrows.	CSC	Unlikely, although ground squirrel burrows were observed, no sign of use by burrowings owls was observed.
Branchinecta lynchi (Vernal pool fairy shrimp)	Vernal pools.	FT	None. No habitat present.
Buteo swainsoni (Swainson's hawk)	Forages in agricultural fields and grasslands with nearby nesting habitat. Nests in large trees, predominantly along waterways.	MBTA, CT	None. No foraging or nesting habitat on site and no nest trees within 0.25 mile of site were observed.
Clemmys marmorata (Western pond turtle)	Open slow-moving water of rivers, creeks, sloughs with basking sites present.	CSC	None. No habitat present. Extension Ditch is dry for much of the year and lacks essential habitat features.
Desmocerus californicus dimorphis (Valley elderberry longhorn beetle)	Elderberry shrubs in the Sacramento and San Joaquin Valleys.	FT	None. No habitat present.
Lepidurus packardi (Vernal pool tadpole shrimp)	Vernal pools.	FE	None. No habitat present.
Lytta hoppingi (Hopping's blister beetle)	Central Valley from Contra Costa to Kern counties. Juveniles are parasitic on grasshopper eggs and bee larvae.	---	None. No habitat present.
Lytta molesta (Molestan blister beetle)	Foothills in southern San Joaquin Valley. Juveniles are parasitic on grasshopper eggs and bee larvae.	---	None. No habitat present.
Scaphiopus hammondii (Western spadefoot)	Vernal pools and other wet areas within grasslands.	CSC	None. No habitat present.

Vulpes macrotus mutica (San Joaquin kit fox)	Chenopod scrub, grasslands, sometimes forages in agricultural areas where natural vegetation communities are located nearby.	FE, CT	Low. Area is disturbed from agriculture, NDDB search revealed no recent occurrences reported in project area.
Plants			
Atriplex cordulata (Heartscale)	Chenopod scrub, grasslands, alkaline flats and scalds with sandy soils.	1B	None. No habitat present.
Atriplex erecticaulis (Earlimart orache)	Grasslands.	1B	None. No habitat present.
Atriplex persistens (Vernal pool smallscale)	Vernal pools.	1B	None. No habitat present.
Atriplex subtilis (Subtle orache)	Grasslands and alkaline areas.	1B	None. No habitat present.
Brodiaea insignis (Kaweah brodiaea)	Montane woodlands, grasslands, with granitic or clay soils.	CE, 1B	None. No habitat present.
Caulanthus californicus (California jewel-flower)	Chenopod scrub, pinyon and juniper woodlands, and grassland habitats with sandy soils.	FE, CE, 1B	None. No habitat present.
Chamaesyce hooveri (Hoover's spurge)	Vernal pools.	FT, 1B	None. No habitat present.
Delphinium recurvatum (Recurved larkspur)	Chenopod scrub, grasslands, woodlands with alkaline soils	1B	None. No habitat present.
Eryngium spinosepalum (Spiny-sepaled button-celery)	Vernal pools, depressions within grasslands.	1B	None. No habitat present.
Fritillaria striata (Striped adobe-lily)	Grasslands, woodlands with heavy clay soils.	CT, 1B	None. No habitat present.
Mimulus pictus (Calico monkeyflower)	Broadleaf upland forests and woodlands with granitic substrates, often around rock outcrops at the base of shrubs.	1B	None. No habitat present.
Orcuttia inaequalis (San Joaquin Valley Orcutt grass)	Vernal pools.	FT, CE, 1B	None. No habitat present.
Pseudobahia peirsonii (San Joaquin adobe sunburst)	Adobe clay soils within foothill woodlands and grasslands.	FT, CE, 1B	None. No habitat present.
Tuctoria greenei (Greene's tuctoria)	Vernal pools.	FE, CR, 1B	None. No habitat present.
Natural Vegetation Communities of Concern			
Great Valley Valley Oak Riparian Forest			Not present.
Northern Claypan Vernal Pool			Not present.
Northern Hardpan Vernal Pool			Not present.
Sycamore Alluvial Woodland			Not present.
Valley Sacaton Grassland			Not present.

Abbreviations:

FE	Federal Endangered Species
FT	Federal Threatened Species
MBTA	Migratory Bird Treaty Act
CE	California Endangered Species

CT	California State Threatened Species
CR	California Rare Species
CSC	California Department of Fish and Game Species of Special Concern
1B	Plants categorized by the California Native Plant Society as Rare, Threatened, or Endangered in California and elsewhere.
---	None

Sources:

California Department of Fish and Game, 2001. California Natural Diversity Data Base, California Department of Fish and Game, Sacramento, CA.

California Native Plant Society. 2001. Inventory of Rare and Endangered Plants of California (sixth edetion). Rare Plant Scientific Advisory Committee, David P. Tibor, Convening Editor. California Native Plant Society, Sacramento, CA.

Table 2
Species Observed during the Field Survey

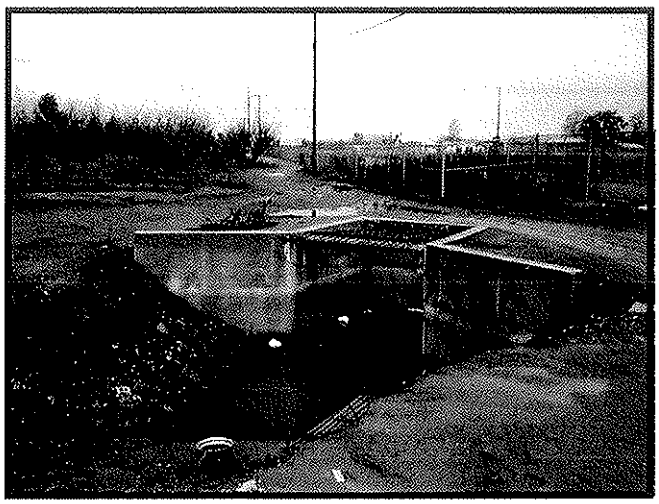
Proposed Project Site and Surrounding Vicinity	
Scientific Name	**Common Name**
Animals	
Canis familiaris	Dog
Corvus brachyrhynchos	American crow
Bombycilla cedrorum	Cedar waxwing
Mimus polyglottos	Northern mockingbird
Aphelocoma coerulescens	Scrub jay
Zenaida macroura	Mourning dove
Spermophilus beecheyi	California ground squirrel
Plants	
Bromus diandrus	Ripgut
Hordeum murinum ssp. *leporinum*	Wild barley
Lactuca serriola	Prickly lettuce
Sorghum halepense	Johnson grass
Malva parviflora	Cheeseweed
Ambrosia acanthicarpa	Annual bur-sage
Senecio vulgaris	Common groundsel
Conyza bonariensis	Horseweed
Erodium moschatum	White-stem filaree
Stellaria media	Common chickweed
Schinus molle	Peruvian pepper tree
Cynodon dactylon	Bermuda grass
Solanum nigrum	Black nightshade
Helianthus annuus	Annual sunflower
Extension Ditch on the Project Site	
Plants	
Leptochloa uninervia	Mexican sprangletop
Gnaphalium sp.	Cudweed
Equisetum arvense	Common horsetail
Sorghum halepense	Johnson grass
Rumex sp.	Dock

Photograph 1: Proposed project site, mature plum orchard

Photograph 2: Looking south across site, Farmersville High School is on left

Photograph 3: Lone Oak Park, project site is in far background

Photograph 4: Looking west at Extension Ditch



Photograph 5: Concrete structure on east end of Extension Ditch

Photograph 7: Looking south across flooded area located north of site

Photograph 8: Looking southwest across flooded area located north of site

APPENDIX C

VISTA SITE ASSESSMENT REPORT

SITE ASSESSMENT PLUS REPORT
(EXTENDED BY 1/4 MILE)

PROPERTY INFORMATION	CLIENT INFORMATION
Project Name/Ref #: 129-010-042 POR NW/4 of SEC 6-19-26 23.38 acres Walnut Ave Farmersville, CA 93223 Cross Street: Farmersville Blvd Latitude/Longitude: (36.309744, 119.203634)	Carol Morgan QUAD KNOPF 5110 W CYPRESS VISALIA, CA 93277

Site Distribution Summary Agency / Database - Type of Records			within 3/8 mile	3/8 to 1/2 mile	1/2 to 3/4 mile	3/4 to 1 1/4 mile
A) Databases searched to 1 1/4 mile:						
US EPA	NPL	National Priority List	0	0	0	0
US EPA	CORRACTS	RCRA Corrective Actions (w/o TSD)	0	0	0	0
US EPA	TSD CORRACTS	RCRA Corrective Actions and associated TSD	0	0	0	0
STATE	SPL	State equivalent priority list	0	0	0	0
B) Databases searched to 3/4 mile:						
STATE	SCL	State equivalent CERCLIS list	0	0	0	-
US EPA	CERCLIS / NFRAP	Sites currently or formerly under review by US EPA	0	0	0	-
US EPA	TSD	RCRA permitted treatment, storage, disposal facilities	0	0	0	-
STATE REG CO	LUST	Leaking Underground Storage Tanks	1	1	3	-
STATE/ REG/CO	SWLF	Permitted as solid waste landfills, incinerators, or transfer stations	0	0	0	-
STATE	DEED RSTR	Sites with deed restrictions	0	0	0	-
STATE	CORTESE	State index of properties with hazardous waste	0	1	1	-
STATE	TOXIC PITS	Toxic Pits cleanup facilities	0	0	0	-
USGS/STATE	WATER WELLS	Federal and State Drinking Water Sources	1	2	0	-
STATE	SPILLS	State spills list	0	0	0	-

Site Distribution Summary Agency / Database - Type of Records			within 3/8 mile	3/8 to 1/2 mile	1/2 to 3/4 mile	3/4 to 1 1/4 mile
C) Databases searched to 1/2 mile:						
US EPA	RCRA Viol	RCRA violations/enforcement actions	0	0	-	-
US EPA	TRIS	Toxic Release Inventory database	0	0	-	-
STATE	UST/AST	Registered underground or aboveground storage tanks	3	3	-	-
D) Databases searched to 3/8 mile:						
US EPA	ERNS	Emergency Response Notification System of spills	0	-	-	-
US EPA	GNRTR	RCRA registered small or large generators of hazardous waste	0	-	-	-
US EPA	NOTIFIER	RCRIS Notifiers	0	-	-	-

This report meets the ASTM standard E-1527 for standard federal and state government database research in a Phase I environmental site assessment. A (-) indicates a distance not searched because it exceeds these ASTM search parameters.

NOTES

SITE ASSESSMENT PLUS REPORT
(EXTENDED BY 1/4 MILE)

SITE INVENTORY

MAP ID	PROPERTY AND THE ADJACENT AREA (within 3/8 mile)	VISTA ID / DISTANCE / DIRECTION	A				B										C			D		
			NPL	CORRACTS	TSD CORRACTS	SPL	SCL	CERCLIS/NFRAP	TSD	LUST	SWLF	DEED RSTR	CORTESE	TOXIC PITS	WATER WELLS	SPILLS	RCRA VIOL	TRIS	UST/AST	ERNS	GNRTR	NOTIFIERS
1	CLAUDES BUGGIES INC 28813 FARMERSVILLE FARMERSVILLE, CA 93223	1251516 0.17 MI NW																	X			
1	FARMERSVILLE MINI MART 1456 N FARMERSVILLE FARMERSVILLE, CA 93223	3195805 0.19 MI NW																	X			
1	FARMERSVILLE MINI MART 1456 N. FARMERSVILLE FARMERSVILLE, CA 93223	7291397 0.19 MI NW								X												
2	USGS REPORTED WATER WELL , CA 0	8875391 0.23 MI SE													X							
3	MAYFAIR PACKING COMPANY 980 N FARMERSVILLE FARMERSVILLE, CA 93223	4027150 0.27 MI SW																	X			

MAP ID	SITES IN THE SURROUNDING AREA (within 3/8 - 1/2 mile)	VISTA ID / DISTANCE / DIRECTION	A				B										C			D		
			NPL	CORRACTS	TSD CORRACTS	SPL	SCL	CERCLIS/NFRAP	TSD	LUST	SWLF	DEED RSTR	CORTESE	TOXIC PITS	WATER WELLS	SPILLS	RCRA VIOL	TRIS	UST/AST	ERNS	GNRTR	NOTIFIERS
4	FARMERSVILLE GIT AND GO 731 N FARMERSVILLE FARMERSVILLE, CA 93223	3195803 0.41 MI S																	X			
4	FRMERSVILLE GIT GO 731 N FARMERSVILLE BLV FARMERSVILLE, CA 93223	65118042 0.41 MI S																	X			
4	COTTONWOOD RENTALS 703 FARMERSVILLE FARMERSVILLE, CA 93223	4924164 0.41 MI S								X			X									
5	USGS REPORTED WATER WELL , CA 0	8875466 0.43 MI NE													X							

MAP ID	SITES IN THE SURROUNDING AREA (within 3/8 - 1/2 mile)	VISTA ID / DISTANCE / DIRECTION	A				B											C			D		
			NPL	CORRACTS	TSD CORRACTS	SPL	SCL	CERCLIS/NFRAP	TSD	LUST	SWLF	DEED RSTR	CORTESE	TOXIC PITS	WATER WELLS	SPILLS		RCRA VIOL	TRIS	UST/AST	ERNS	GNRTR	NOTIFIERS
6	USGS REPORTED WATER WELL , CA 0	8875369 0.44 MI S													X								
7	PHILLIPS PROPERTY 16410 AVENUE 291 VISALIA, CA 93292	4014448 0.50 MI N																		X			

MAP ID	SITES IN THE SURROUNDING AREA (within 1/2 - 3/4 mile)	VISTA ID / DISTANCE / DIRECTION	A				B											C			D		
			NPL	CORRACTS	TSD CORRACTS	SPL	SCL	CERCLIS/NFRAP	TSD	LUST	SWLF	DEED RSTR	CORTESE	TOXIC PITS	WATER WELLS	SPILLS		RCRA VIOL	TRIS	UST/AST	ERNS	GNRTR	NOTIFIERS
8	HESTER SCHOOL ROSE ASH OSE ASH FARMERSVILLE, CA 93223	4018983 0.52 MI S								X										•			
8	HESTER SCHOOL ROSE ASH ST FARMERSVILLE, CA 93223	65009350 0.52 MI S								X													
9	KYLES SERVICE CENTER 265 N FARMERSVILLE FARMERSVILLE, CA 93223	938094 0.69 MI S								X			X							•			

MAP ID	SITES IN THE SURROUNDING AREA (within 3/4 - 1 1/4 mile)	VISTA ID / DISTANCE / DIRECTION	A				B											C			D		
			NPL	CORRACTS	TSD CORRACTS	SPL	SCL	CERCLIS/NFRAP	TSD	LUST	SWLF	DEED RSTR	CORTESE	TOXIC PITS	WATER WELLS	SPILLS		RCRA VIOL	TRIS	UST/AST	ERNS	GNRTR	NOTIFIERS
No Records Found																							

UNMAPPED SITES	A				B										C			D		
VISTA ID	NPL	CORRACTS	TSD CORRACTS	SPL	SCL	CERCLIS/NFRAP	TSD	LUST	SWLF	DEED RSTR	CORTESE	TOXIC PITS	WATER WELLS	SPILLS	RCRA VIOL	TRIS	UST/AST	ERNS	GNRTR	NOTIFIERS
No Records Found																				

SITE ASSESSMENT PLUS REPORT
(EXTENDED BY 1/4 MILE)

DETAILS

PROPERTY AND THE ADJACENT AREA (within 3/8 mile)

VISTA Address*:	VISTA ID#:	Map ID
CLAUDES BUGGIES INC **28813 FARMERSVILLE** **FARMERSVILLE, CA 93223**	Distance/Direction: 0.17 MI / NW Plotted as: Point	1

STATE UST - State Underground Storage Tank / SRC# 45 — EPA/Agency ID: N/A

Agency Address:	*SAME AS ABOVE*
Facility Name:	*CLAUDES BUGGIES INC*
Facility Address:	*28813 FARMERSVILLE* *FARMERSVILLE, CA* *93223*
Facility County:	*54000R TOM*
Total Underground Tanks:	*1*
Total Aboveground Tanks:	*NOT REPORTED*
Total Tanks Removed:	*0*
Tank ID #:	*T001U*
Tank Contents:	*GASOLINE (UNSPECIFIED)*
Tank Age:	*0*
Tank Capacity:	*1500* *GALLONS*
Tank Status:	*ACTIVE/IN SERVICE*
Leak Monitor:	*UNKNOWN*
Piping Type:	*UNKNOWN*
Tank Material:	*BARE STEEL*

VISTA Address*:	VISTA ID#:	Map ID
FARMERSVILLE MINI MART **1456 N FARMERSVILLE** **FARMERSVILLE, CA 93223**	Distance/Direction: 0.19 MI / NW Plotted as: Point	1

STATE UST - State Underground Storage Tank / SRC# 45 — EPA/Agency ID: N/A

Agency Address:	*SAME AS ABOVE*
Facility Name:	*FARMERSVILLE MINI MART*
Facility Address:	*1456 N FARMERSVILLE* *FARMERSVILLE, CA* *93223*
Facility County:	*54000ED RI*
Total Underground Tanks:	*3*
Total Aboveground Tanks:	*NOT REPORTED*
Total Tanks Removed:	*0*
Tank ID #:	*T001U*
Tank Contents:	*GASOLINE (UNSPECIFIED)*

Tank Age:	0
Tank Capacity:	10000 GALLONS
Tank Status:	ACTIVE/IN SERVICE
Leak Monitor:	UNKNOWN
Piping Type:	UNKNOWN
Tank Material:	BARE STEEL
Tank ID #:	T001U
Tank Contents:	MISC. CHEMICAL
Tank Age:	0
Tank Capacity:	8000 GALLONS
Tank Status:	ACTIVE/IN SERVICE
Leak Monitor:	UNKNOWN
Piping Type:	UNKNOWN
Tank Material:	BARE STEEL
Tank ID #:	T001U
Tank Contents:	GASOLINE (UNSPECIFIED)
Tank Age:	0
Tank Capacity:	6000 GALLONS
Tank Status:	ACTIVE/IN SERVICE
Leak Monitor:	UNKNOWN
Piping Type:	UNKNOWN
Tank Material:	BARE STEEL

VISTA Address*:	FARMERSVILLE MINI MART 1456 N. FARMERSVILLE FARMERSVILLE, CA 93223	VISTA ID#:	7291397
		Distance/Direction:	0.19 MI / NW
		Plotted as:	Point

Map ID 1

STATE LUST - State Leaking Underground Storage Tank / SRC# 145		Agency ID:	5T54000419
Agency Address:	FARMERSVILLE MINI MARKET 1456 FARMERSVILLE BLVD N FARMERSVILLE, CA 93223		
Case ID #:	5T54000419		
Facility Name:	FARMERSVILLE MINI MARKET		
Facility Address:	1456 FARMERSVILLE BLVD N FARMERSVILLE, CA 93223		
Facility County:	TULARE		
Staff:	JGW		
Substance Released:	GASOLINE		
Media Affected:	AQUIFER USED FOR DRINKING WATER		
Discovery Date:	NOT REPORTED		
Facility Status:	CASE CLOSED		
Program Oversight:	LOCAL OVERSIGHT PROGRAM		
STATE LUST - State Leaking Underground Storage Tank / SRC# 164		EPA/Agency ID:	N/A
Agency Address:	FARMERSVILLE MINI MARKET 1456 FARMERSVILLE BLVD N FARMERSVILLE, CA 93223		
Site Name:	FARMERSVILLE MINI MARKET		

PROPERTY AND THE ADJACENT AREA (within 3/8 mile) CONT.

Site Location:	*1456 FARMERSVILLE BLVD N* *FARMERSVILLE CA 93223-*
Site County:	*TULARE*
Water Quality Control Board Region:	*05*
Case ID #:	*5T54000419*
Media Affected:	*AQUIFER USED FOR DRINKING WATER*
Lead Agency:	*LOCAL AGENCY LEAD*
Remediation Status:	*CASE CLOSED*
Substance Leaked:	*GASOLINE*
	CODE LOOKUP: CD-CAP SITE/CB-CONTAINMENT BARRIER/ED-EXCAVATE AND DISPOSE/ET-EXCAVATEAND TREAT/FP-REMOVE FREE PRODUCT/GT-PUMP AND TREATGW/RS-REPLACE SUPPLY/HU-TREATMENTAT HOOKUP/VS-VENT SOIL/VE-VACUUM EXTRACT/AS-AIR SPARGING/IT-ENHANCED BIODEGRADATION/OT-OTHER/NT-NO ACTION TAKEN/UK-UNKNOWN/NA-NO ACTION REQUIRED
Enforcement Type:	*NONE TAKEN*
Funding By:	*RESPONSIBLE PARTY*
How was Leak Discovered:	*SUBSURFACE MONITORING*
How was Leak Stopped:	*CLOSE TANK*
MTBE Tested:	*MTBE DETECTED*
Program Type:	*LOCAL OVERSIGHT PROGRAM UST*
Repsonsible Party:	*TIME OIL COMPANY*
Cause of Leak:	*UNKNOWN*
Source of Leak:	*UNKNOWN*
Longitude:	*36.3075165*
Latitude:	*-119.2077065*
Summary:	*SITE CLOSED BY COUNTY.*
Date Case was Closed:	*7/9/98*
Date Leak was Discovered:	*6/11/97*
MTBE Date:	*3/17/98*
Reported Date:	*9/5/97*
Fields Not Reported by the Source Agency for this Site:	*Cross Street(1), Local Case ID #(1), Media Affected(1), Remediation Status(1), Abatement Method(1), Funding By(1), How was Leak Discovered(1), Program Type(1), Substance Quantity Leaked (G)(1), Cause of Leak(1), Source of Leak(1), Date Leak was Confirmed(1), Date Preliminary Site Assessment Workpla(1), Date Preliminary Site Assessment Began(1), Date Pollution Characterization Began(1), Date Remediation Plan Submitted(1), Date Remedial Action Underway(1), Date Post Remedial Action Monitoring Beg(1), Date of Enforcement Action(1), Date Leak was Stopped(1)*

VISTA Address*:	**USGS REPORTED WATER WELL** **CA 0**	VISTA ID#:	8875391	Map ID
		Distance/Direction:	0.23 MI / SE	**2**
		Plotted as:	Point	
USGS Wells - Federal Drinking Water Sources / SRC# 3		EPA/Agency ID:	N/A	

Agency Address:	*SAME AS ABOVE*
Facility State:	*CA*
Well ID:	*361821119120701*
Well Depth:	*160.0*
Well Latitude:	*36.305833333333*
Well Longitude:	*-119.2019444444*

PROPERTY AND THE ADJACENT AREA (within 3/8 mile) CONT.

Section Township Range:	*S06 T19S R26E M*
Static Water Level:	*50.00*
Well County Fips:	*6107*
Fields Not Reported by the Source Agency for this Site:	*Agency ID(1), Epa ID(1), Facility Name(1), Facility Address(1), Facility City(1), Facility Zip(1), Facility County(1)*

VISTA Address*:	**MAYFAIR PACKING COMPANY** **980 N FARMERSVILLE** **FARMERSVILLE, CA 93223**	VISTA ID#:	4027150	Map ID 3
		Distance/Direction:	0.27 MI / SW	
		Plotted as:	Point	
STATE UST - State Underground Storage Tank / SRC# 45		EPA/Agency ID:	N/A	

Agency Address:	*SAME AS ABOVE*
Facility Name:	*MAYFAIR PACKING COMPANY*
Facility Address:	*980 N FARMERSVILLE* *FARMERSVILLE, CA 93223*
Facility County:	*54000BILL*
Total Underground Tanks:	*1*
Total Aboveground Tanks:	*NOT REPORTED*
Total Tanks Removed:	*0*
Tank ID #:	*U001U*
Tank Contents:	*GASOLINE (UNSPECIFIED)*
Tank Age:	*0*
Tank Capacity:	*550 GALLONS*
Tank Status:	*ACTIVE/IN SERVICE*
Leak Monitor:	*UNKNOWN*
Piping Type:	*UNKNOWN*
Tank Material:	*BARE STEEL*

SITES IN THE SURROUNDING AREA (within 3/8 - 1/2 mile)

VISTA Address*:	**FARMERSVILLE GIT AND GO** **731 N FARMERSVILLE** **FARMERSVILLE, CA 93223**	VISTA ID#:	3195803	Map ID 4
		Distance/Direction:	0.41 MI / S	
		Plotted as:	Point	
STATE UST - State Underground Storage Tank / SRC# 45		EPA/Agency ID:	N/A	

Agency Address:	*SAME AS ABOVE*
Facility Name:	*FARMERSVILLE GIT AND GO*
Facility Address:	*731 N FARMERSVILLE* *FARMERSVILLE, CA 93223*
Facility County:	*54000*
Total Underground Tanks:	*3*
Total Aboveground Tanks:	*NOT REPORTED*
Total Tanks Removed:	*0*
Tank ID #:	*1U*
Tank Contents:	*GASOLINE (UNSPECIFIED)*

Tank Age:	*0*
Tank Capacity:	*8000 GALLONS*
Tank Status:	*ACTIVE/IN SERVICE*
Leak Monitor:	*UNKNOWN*
Piping Type:	*UNKNOWN*
Tank Material:	*BARE STEEL*
Tank ID #:	*1U*
Tank Contents:	*GASOLINE (UNSPECIFIED)*
Tank Age:	*0*
Tank Capacity:	*10000 GALLONS*
Tank Status:	*ACTIVE/IN SERVICE*
Leak Monitor:	*UNKNOWN*
Piping Type:	*UNKNOWN*
Tank Material:	*BARE STEEL*
Tank ID #:	*1U*
Tank Contents:	*GASOLINE (UNSPECIFIED)*
Tank Age:	*0*
Tank Capacity:	*10000 GALLONS*
Tank Status:	*ACTIVE/IN SERVICE*
Leak Monitor:	*UNKNOWN*
Piping Type:	*UNKNOWN*
Tank Material:	*BARE STEEL*

VISTA Address*:				Map ID
	FRMERSVILLE GIT GO	VISTA ID#:	65118042	4
	731 N FARMERSVILLE BLV	Distance/Direction:	0.41 MI / S	
	FARMERSVILLE, CA 93223	Plotted as:	Point	
County UST - County Underground Storage Tank / SRC# 115		EPA/Agency ID:	N/A	

Agency Address:	*FRMERSVILLE GIT GO 731 N FARMERSVILLE BLV FARMERSVILLE, CA 0*
Facility Name:	*FRMERSVILLE GIT GO*
Agency ID:	*FA1004256*
Facility Address:	*731 N FARMERSVILLE BLV*
Facility City:	*FARMERSVILLE*
Facility State:	*CA*
Element No:	*2277*
District:	*002*
County:	*TULARE*
Total Underground Tanks:	*NOT REPORTED*
Total Aboveground Tanks:	*NOT REPORTED*
Total Tanks Removed:	*NOT REPORTED*

SITES IN THE SURROUNDING AREA (within 3/8 - 1/2 mile) CONT.

VISTA Address*:	COTTONWOOD RENTALS 703 FARMERSVILLE FARMERSVILLE, CA 93223	VISTA ID#:	4924164	Map ID
		Distance/Direction:	0.41 MI / S	4
		Plotted as:	Point	

CORTESE / SRC# 53		EPA/Agency ID:	N/A
Agency Address:	SAME AS ABOVE		
Agency ID:	5T54000054		
Facility Name:	COTTONWOOD RENTALS		
Facility Address:	703 FARMERSVILLE		
Facility City:	FARMERSVILLE		
Facility State:	CA		
Facility Zip:	93223		
Facility County:	54		
Tracking Program:	LEAKING TANK		
Site ID:	5T54000054		

CORTESE / SRC# 53		EPA/Agency ID:	N/A
Agency Address:	SAME AS ABOVE		
Agency ID:	5T54000297		
Facility Name:	COTTONWOOD RENTALS		
Facility Address:	703 FARMERSVILLE		
Facility City:	FARMERSVILLE		
Facility State:	CA		
Facility Zip:	93223		
Facility County:	54		
Tracking Program:	LEAKING TANK		
Site ID:	5T54000297		
Fields Not Reported by the Source Agency for this Site:	Epa ID(2), Is Sites(2)		

STATE LUST - State Leaking Underground Storage Tank / SRC# 145		Agency ID:	5T54000054
Agency Address:	COTTONWOOD RENTALS 703 FARMERSVILLE BLVD N FARMERSVILLE, CA 93223		
Case ID #:	5T54000054		
Facility Name:	COTTONWOOD RENTALS		
Facility Address:	703 FARMERSVILLE BLVD N FARMERSVILLE, CA 93223		
Facility County:	TULARE		
Staff:	DAM		
Substance Released:	REGULR GASOLINE		
Media Affected:	AQUIFER USED FOR DRINKING WATER		
Discovery Date:	NOT REPORTED		
Facility Status:	REMEDIATION UNDERWAY		
Program Oversight:	LOCAL OVERSIGHT PROGRAM		

STATE LUST - State Leaking Underground Storage Tank / SRC# 164		EPA/Agency ID:	N/A
Agency Address:	COTTONWOOD RENTALS 703 FARMERSVILLE BLVD N FARMERSVILLE, CA 93223		
Site Name:	COTTONWOOD RENTALS		

Site Location:	*703 FARMERSVILLE BLVD N* *FARMERSVILLE CA 93223-*
Site County:	*TULARE*
Water Quality Control Board Region:	*05*
Case ID #:	*5T54000054*
Local Case ID #	*407*
Media Affected	*AQUIFER USED FOR DRINKING WATER*
Lead Agency:	*LOCAL AGENCY LEAD*
Remediation Status	*REMEDIAL ACTION UNDERWAY*
Substance Leaked:	*REGULAR GASOLINE*
	CODE LOOKUP: CD-CAP SITE/CB-CONTAINMENT BARRIER/ED-EXCAVATE AND DISPOSE/ET-EXCAVATEAND TREAT/FP-REMOVE FREE PRODUCT/GT-PUMP AND TREATGW/RS-REPLACE SUPPLY/HU-TREATMENTAT HOOKUP/VS-VENT SOIL/VE-VACUUM EXTRACT/AS-AIR SPARGING/IT-ENHANCED BIODEGRADATION/OT-OTHER/NT-NO ACTION TAKEN/UK-UNKNOWN/NA-NO ACTION REQUIRED
Enforcement Type:	*NONE TAKEN*
Funding By	*STATE FUNDS*
MTBE Tested:	*MTBE DETECTED*
Program Type	*LOCAL OVERSIGHT PROGRAM UST*
Repsonsible Party:	*STEVE LUISE*
Longitude:	*36.3031185*
Latitude:	*-119.2073854*
Summary:	*FORMERLY KNOWN AS: PETE GIOTTA GARAGE @ 729 N. FARMERSVILLEFORMERLY KNOWN AS: GITN GO MARKET @ 731 N. FARMERSVILLE*
Date Preliminary Site Assessment Began	*4/25/90*
Date Pollution Characterization Began	*10/23/87*
Date Remedial Action Underway	*6/7/94*
MTBE Date:	*2/26/99*
Reported Date:	*10/23/87*
Fields Not Reported by the Source Agency for this Site:	*Cross Street(1), Media Affected(1), Remediation Status(1), Abatement Method(1), How was Leak Discovered(1), How was Leak Stopped(1), Program Type(1), Substance Quantity Leaked (G)(1), Cause of Leak(1), Source of Leak(1), Date Leak was Confirmed(1), Date Preliminary Site Assessment Workpla(1), Date Remediation Plan Submitted(1), Date Post Remedial Action Monitoring Beg(1), Date Case was Closed(1), Date Leak was Discovered(1), Date of Enforcement Action(1), Date Leak was Stopped(1)*

VISTA Address*:	**USGS REPORTED WATER WELL** **CA 0**	VISTA ID#:	8875466	Map ID
		Distance/Direction:	0.43 MI / NE	5
		Plotted as:	Point	
USGS Wells - Federal Drinking Water Sources / SRC# 3		EPA/Agency ID:	N/A	

Agency Address:	*SAME AS ABOVE*
Facility State:	*CA*
Well ID:	*361847119114501*
Well Use Type:	*IRRIGATION*
Well Latitude:	*36.313055555555*
Well Longitude:	*-119.1958333333*
Section Township Range:	*SWS06 T19S R26E M*
Static Water Level:	*48.80*
Date Well Drilled:	*01/01/1949*

SITES IN THE SURROUNDING AREA (within 3/8 - 1/2 mile) CONT.

Well County Fips:	*6107*

VISTA Address*:	**USGS REPORTED WATER WELL** **CA 0**	VISTA ID#:	8875369	Map ID **6**
		Distance/Direction:	0.44 MI / S	
		Plotted as:	Point	
USGS Wells - Federal Drinking Water Sources / SRC# 3		EPA/Agency ID:	N/A	

Agency Address:	*SAME AS ABOVE*
Facility State:	*CA*
Well ID:	*361809119121401*
Well Depth:	*150.0*
Well Latitude:	*36.3025*
Well Longitude:	*-119.2038888888*
Section Township Range:	*S06 T19S R26E M*
Static Water Level:	*40.90*
Date Well Drilled:	*01/01/1956*
Well County Fips:	*6107*
Fields Not Reported by the Source Agency for this Site:	*Agency ID(1), Epa ID(1), Facility Name(1), Facility Address(1), Facility City(1), Facility Zip(1), Facility County(1)*

VISTA Address*:	**PHILLIPS PROPERTY** **16410 AVENUE 291** **VISALIA, CA 93292**	VISTA ID#:	4014448	Map ID **7**
		Distance/Direction:	0.50 MI / N	
		Plotted as:	Point	
STATE UST - State Underground Storage Tank / SRC# 45		EPA/Agency ID:	N/A	

Agency Address:	*PHILLIPS PROPERTY* *16410 AVENUE 291* *VISALIA, CA 93277*
Facility Name:	*PHILLIPS PROPERTY*
Facility Address:	*16410 AVENUE 291* *VISALIA, CA* *93277*
Facility County:	*54000MARIO*
Total Underground Tanks:	*1*
Total Aboveground Tanks:	*NOT REPORTED*
Total Tanks Removed:	*0*
Tank ID #:	*540029U*
Tank Contents:	*MISC. CHEMICAL*
Tank Age:	*0*
Tank Capacity:	*2000* *GALLONS*
Tank Status:	*ACTIVE/IN SERVICE*
Leak Monitor:	*UNKNOWN*
Piping Type:	*UNKNOWN*
Tank Material:	*UNKNOWN*

SITES IN THE SURROUNDING AREA (within 1/2 - 3/4 mile)

VISTA Address*:	HESTER SCHOOL ROSE ASH OSE ASH FARMERSVILLE, CA 93223	VISTA ID#:	4018983	Map ID
		Distance/Direction:	0.52 MI / S	8
		Plotted as:	Point	
STATE LUST - State Leaking Underground Storage Tank / SRC# 164		EPA/Agency ID:	N/A	

Agency Address:	*HESTER SCHOOL ROSE ASH ST FARMERSVILLE, CA 93223*
Site Name:	*HESTER SCHOOL*
Site Location:	*ROSE ASH ST FARMERSVILLE CA 93223-*
Site County:	*TULARE*
Water Quality Control Board Region:	*05*
Case ID #:	*5T54000442*
Local Case ID #	*759*
Media Affected	*SOIL ONLY*
Lead Agency:	*LOCAL AGENCY LEAD*
Remediation Status	*CASE CLOSED*
Substance Leaked:	*GASOLINE* *CODE LOOKUP: CD-CAP SITE/CB-CONTAINMENT BARRIER/ED-EXCAVATE AND DISPOSE/ET-EXCAVATEAND TREAT/FP-REMOVE FREE PRODUCT/GT-PUMP AND TREATGW/RS-REPLACE SUPPLY/HU-TREATMENTAT HOOKUP/VS-VENT SOIL/VE-VACUUM EXTRACT/AS-AIR SPARGING/IT-ENHANCED BIODEGRADATION/OT-OTHER/NT-NO ACTION TAKEN/UK-UNKNOWN/NA-NO ACTION REQUIRED*
Enforcement Type:	*NONE TAKEN*
Funding By	*RESPONSIBLE PARTY*
How was Leak Discovered	*TANK CLOSURE*
How was Leak Stopped	*CLOSE TANK*
MTBE Tested:	*MTBE DETECTED*
Program Type	*LOCAL OVERSIGHT PROGRAM UST*
Repsonsible Party:	*FARMERSVILLE SCHOOL DISTRICT*
Cause of Leak	*UNKNOWN*
Source of Leak	*UNKNOWN*
Longitude:	*36.3010655*
Latitude:	*-119.2061574*
Summary:	*SITE IS CLOSED BY COUNTY.*
Date Leak was Confirmed	*4/21/98*
Date Preliminary Site Assessment Workpla	*5/28/98*
Date Case was Closed	*11/22/99*
Date Leak was Discovered	*4/10/98*
MTBE Date:	*2/5/99*
Reported Date:	*4/21/98*
Date Leak was Stopped	*4/3/98*
Fields Not Reported by the Source Agency for this Site:	*Cross Street(1), Remediation Status(1), Abatement Method(1), Funding By(1), How was Leak Discovered(1), Program Type(1), Substance Quantity Leaked (G)(1), Cause of Leak(1), Source of Leak(1), Date Preliminary Site Assessment Began(1), Date Pollution Characterization Began(1), Date Remediation Plan Submitted(1), Date Remedial Action Underway(1), Date Post Remedial Action Monitoring Beg(1), Date of Enforcement Action(1)*

VISTA Address*:	HESTER SCHOOL ROSE ASH ST FARMERSVILLE, CA 93223	VISTA ID#:	65009350	Map ID 8
		Distance/Direction:	0.52 MI / S	
		Plotted as:	Point	

STATE LUST - State Leaking Underground Storage Tank / SRC# 145		Agency ID:	5T54000442
Agency Address:	SAME AS ABOVE		
Case ID #:	5T54000442		
Facility Name:	HESTER SCHOOL		
Facility Address:	ROSE ASH ST		
	FARMERSVILLE, CA 93223		
Facility County:	TULARE		
Staff:	JGW		
Substance Released:	GASOLINE		
Media Affected:	SOIL CONTAMINATION ONLY		
Discovery Date:	NOT REPORTED		
Facility Status:	CASE CLOSED		
Program Oversight:	LOCAL OVERSIGHT PROGRAM		

VISTA Address*:	KYLES SERVICE CENTER 265 N FARMERSVILLE FARMERSVILLE, CA 93223	VISTA ID#:	938094	Map ID 9
		Distance/Direction:	0.69 MI / S	
		Plotted as:	Point	

CORTESE / SRC# 53		EPA/Agency ID:	N/A
Agency Address:	KYLES SERVICE CENTER 265 FARMERSVILLE FARMERSVILLE, CA 93223		
Agency ID:	5T54000109		
Facility Name:	KYLES SERVICE CENTER		
Facility Address:	265 FARMERSVILLE		
Facility City:	FARMERSVILLE		
Facility State:	CA		
Facility Zip:	93223		
Facility County:	54		
Tracking Program:	LEAKING TANK		
Site ID:	5T54000109		
Fields Not Reported by the Source Agency for this Site:	Epa ID(1), Is Sites(1)		

STATE LUST - State Leaking Underground Storage Tank / SRC# 145		Agency ID:	5T54000109
Agency Address:	KYLES SERVICE CENTER 265 FARMERSVILLE BLVD FARMERSVILLE, CA 93223		
Case ID #:	5T54000109		
Facility Name:	KYLES SERVICE CENTER		
Facility Address:	265 FARMERSVILLE BLVD		
	FARMERSVILLE, CA 93223		
Facility County:	TULARE		
Staff:	JGW		
Substance Released:	GASOLINE		

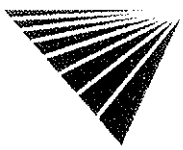
Media Affected:	AQUIFER USED FOR DRINKING WATER
Discovery Date:	NOT REPORTED
Facility Status:	CASE CLOSED
Program Oversight:	LOCAL OVERSIGHT PROGRAM

STATE LUST - State Leaking Underground Storage Tank / SRC# 164 | EPA/Agency ID: | N/A

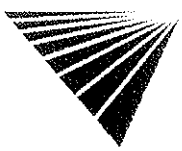
Agency Address:	KYLES SERVICE CENTER 265 FARMERSVILLE BLVD FARMERSVILLE, CA 93223
Site Name:	KYLES SERVICE CENTER
Site Location:	265 FARMERSVILLE BLVD FARMERSVILLE CA 93223-
Site County:	TULARE
Water Quality Control Board Region:	05
Case ID #:	5T54000109
Media Affected	AQUIFER USED FOR DRINKING WATER
Lead Agency:	LOCAL AGENCY LEAD
Remediation Status	CASE CLOSED
Substance Leaked:	GASOLINE
	CODE LOOKUP: CD-CAP SITE/CB-CONTAINMENT BARRIER/ED-EXCAVATE AND DISPOSE/ET-EXCAVATEAND TREAT/FP-REMOVE FREE PRODUCT/GT-PUMP AND TREATGW/RS-REPLACE SUPPLY/HU-TREATMENTAT HOOKUP/VS-VENT SOIL/VE-VACUUM EXTRACT/AS-AIR SPARGING/IT-ENHANCED BIODEGRADATION/OT-OTHER/NT-NO ACTION TAKEN/UK-UNKNOWN/NA-NO ACTION REQUIRED
Enforcement Type:	INFORMAL ENFORCEMENT ACTIONS INCLUDING NOTICES OF VIOLATIONS AND STAFF ENFORCEMENTLETTERS
Funding By	FEDERAL FUNDS
How was Leak Discovered	TANK CLOSURE
How was Leak Stopped	REMOVE CONTENTS
MTBE Tested:	MTBE DETECTED
Program Type	LOCAL OVERSIGHT PROGRAM UST
Repsonsible Party:	KYLE'S SERVICE CENTER
Cause of Leak	UNKNOWN
Source of Leak	UNKNOWN
Longitude:	36.2990295
Latitude:	-119.2071374
Summary:	CLOSED BY TULARE COUNTY
Date Leak was Confirmed	5/18/88
Date Preliminary Site Assessment Workpla	2/2/88
Date Preliminary Site Assessment Began	2/18/88
Date Pollution Characterization Began	5/30/89
Date Post Remedial Action Monitoring Beg	8/14/95
Date Case was Closed	3/4/98
Date Leak was Discovered	12/7/88
Date of Enforcement Action	6/14/94
MTBE Date:	1/20/97
Reported Date:	2/15/90
Date Leak was Stopped	12/7/87

SITES IN THE SURROUNDING AREA (within 1/2 - 3/4 mile) CONT.	
Fields Not Reported by the Source Agency for this Site:	*Cross Street(1), Local Case ID #(1), Media Affected(1), Remediation Status(1), Abatement Method(1), How was Leak Discovered(1), How was Leak Stopped(1), Program Type(1), Substance Quantity Leaked (G)(1), Cause of Leak(1), Source of Leak(1), Date Remediation Plan Submitted(1), Date Remedial Action Underway(1)*

SITES IN THE SURROUNDING AREA (within 3/4 - 1 1/4 miles)
No Records Found



UNMAPPED SITES
No Records Found



SITE ASSESSMENT PLUS REPORT
(EXTENDED BY 1/4 MILE)

DESCRIPTION OF DATABASES SEARCHED

A) DATABASES SEARCHED TO 1 1/4 MILES

NPL
SRC#: 19

VISTA conducts a database search to identify all sites within 1.25 mile of your property.
The agency release date for National Priorities List was October, 2001.

The NPL Report is the US EPA's registry of the nation's worst uncontrolled or abandoned hazardous waste sites. NPL sites are targeted for possible long-term remedial action under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) of 1980.

SPL
SRC#: 113

VISTA conducts a database search to identify all sites within 1.25 mile of your property.
The agency release date for CalSites Database was October, 2000.

This database is provided by the Cal. Environmental Protection Agency, Dept. of Toxic Substances Control. The agency may be contacted at: 916-323-3400.

CORRACTS
SRC#: 14

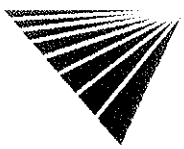
VISTA conducts a database search to identify all sites within 1.25 mile of your property.
The agency release date for RCRIS Corrective Action Sites was August, 2001.

The CORRACTS database contains information concerning RCRA facilities that have conducted, or are currently conducting a corrective action. A Corrective Action Order is issued pursuant to RCRA Section 3008 (h) when there has been a release of hazardous waste or constituents into the environment from a RCRA facility. Corrective actions may also be imposed as a requirement of receiving and maintaining a TSDF permit.

RCRIS-TSDC
SRC#: 556

VISTA conducts a database search to identify all sites within 1.25 mile of your property.
The agency release date for RCRIS TSDs Subject to Corrective Action was August, 2001.

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA TSDCs are treatment, storage and/or disposal facilities that are subject to corrective action under RCRA.



B) DATABASES SEARCHED TO 3/4 MILE

CERCLIS
SRC#: 17

VISTA conducts a database search to identify all sites within 3/4 mile of your property.
The agency release date for Comprehensive Environmental Response, Compensation and Liability Information Sys was October, 2001.

The CERCLIS database is a comprehensive listing of known or suspected uncontrolled or abandoned hazardous waste sites. These sites have either been investigated, or are currently under investigation by the U.S. EPA for the release, or threatened release of hazardous substances. Once a site is placed in CERCLIS, it may be subjected to several levels of review and evaluation, and ultimately placed on the National Priorities List (NPL).

NFRAP
SRC#: 18

VISTA conducts a database search to identify all sites within 3/4 mile of your property.
The agency release date for No Further Remedial Action Planned was October, 2001.

The No Further Remedial Action Planned Report (NFRAP), also known as the CERCLIS Archive, contains information pertaining to sites which have been removed from the U.S. EPA's CERCLIS database. NFRAP sites may be sites where, following an initial investigation, either no contamination was found, contamination was removed quickly without need for the site to be placed on the NPL, or the contamination was not serious enough to require federal Superfund action or NPL consideration.

SCL
SRC#: 112

VISTA conducts a database search to identify all sites within 3/4 mile of your property.
The agency release date for CalSites Database was October, 2000.

This database is provided by the Department of Toxic Substances Control. Two- thirds of these sites have been classified, based on available information, as needing "No Further Action" (NFA) by the Department of Toxic Substances Control. The remaining sites are in various stages of review and remediation to determine if a problem exists at the site. Several hundred sites have been remediated and are considered certified. Some of these sites may be in long term operation and maintenance.

RCRIS-TSD
SRC#: 12

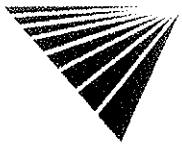
VISTA conducts a database search to identify all sites within 3/4 mile of your property.
The agency release date for RCRIS Treatment, Storage and Disposal Facilities was August, 2001.

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA TSDs are facilities which treat, store and/or dispose of hazardous waste.

SWLF
SRC#: 23

VISTA conducts a database search to identify all sites within 3/4 mile of your property.
The agency release date for USGS Solid Waste Landfills was December, 1991.

This database is provided by the United States Geological Survey. The agency may be contacted at: 703-648-5613.



SWLF
SRC#: 163

VISTA conducts a database search to identify all sites within 3/4 mile of your property.
The agency release date for Solid Waste Inventory System was November, 2001.

This database is provided by the Integrated Waste Management Board. The agency may be contacted at: 916-255-4021.

WMUDS
SRC#: 68

VISTA conducts a database search to identify all sites within 3/4 mile of your property.
The agency release date for Waste Management Unit Data System was February, 1999.

This database is provided by the State Water Resources Control Board. The agency may be contacted at: 530-892-0323. This is used for program tracking and inventory of waste management units. This system contains information from: Facility, Waste Management Unit, SWAT Program and Report Summary Information, Chapter 15 (formerly Subchapter 15), TPCA and RCRA Program Information, Closure Information; also some information from the WDS (Waste Discharge System).

SPILLS
SRC#: 147

VISTA conducts a database search to identify all sites within 3/4 mile of your property.
The agency release date for Region 5 SLIC/DOD/DOE Site List was July, 2001.

This database is provided by the Regional Water Quality Control Board, Region #5. The agency may be contacted at: 916-255-3000.

LUST-REG
SRC#: 108

VISTA conducts a database search to identify all sites within 3/4 mile of your property.
The agency release date for Region 6 Leaking Underground Storage Tanks was July, 2001.

This database is provided by the Lahontan Region Six South Lake Tahoe. The agency may be contacted at: 530-542-5400.

LUST-REG
SRC#: 145

VISTA conducts a database search to identify all sites within 3/4 mile of your property.
The agency release date for Region 5 Leaking Underground Storage Tanks was July, 2001.

This database is provided by the Regional Water Quality Control Board, Region #5. The agency may be contacted at: 916-255-3125.

LUST
SRC#: 164

VISTA conducts a database search to identify all sites within 3/4 mile of your property.
The agency release date for Leaking Underground Storage Tank Information System was August, 2001.

This database is provided by the California Environmental Protection Agency. The agency may be contacted at: 916-341-5740.

CORTESE
SRC#: 53

VISTA conducts a database search to identify all sites within 3/4 mile of your property.
The agency release date for Cortese List - Hazardous Waste Substance Site List was April, 1998.

This database is provided by the Office of Environmental Protection, Office of Hazardous Materials. The agency may be contacted at: 916-445-6532. The California Governor's Office of Planning and Research annually publishes a listing of potential and confirmed hazardous waste sites throughout the State of California under Government Code Section 65962.5. This database (CORTESE) is based on input from the following: (1)CALSITES-Department of Toxic Substances Control, Abandoned Sites Program Information Systems; (2)SARA Title III Section III Toxic Chemicals Release Inventory for 1987, 1988, 1989, and 1990; (3)FINDS; (4)HWIS-Department of Toxic Substances Control, Hazardous Waste Information System. Vista has not included one time generator facilities from Cortese in our database.; (5)SWRCB-State Water Resources Control Board; (6)SWIS-Integrated Waste Management Control Board (solid waste facilities); (7)AGT25-Air Resources Board, dischargers of greater than 25 tons of criteria pollutants to the air; (8)A1025-Air Resources Board, dischargers of greater than 10 and less than 25 tons of criteria pollutants to the air; (9)LTANK-SWRCB Leaking Underground Storage Tanks; (10)UTANK-SWRCB Underground tanks reported to the SWEEPS systems; (11)IUR-Inventory Update Rule (Chemical Manufacturers); (12)WB-LF- Waste Board - Leaking Facility, site has known migration; (13)WDSE-Waste Discharge System - Enforcement Action; (14)DTSCD-Department of Toxic Substance Control Docket.

BORDER-ZON
SRC#: 46

VISTA conducts a database search to identify all sites within 3/4 mile of your property.
The agency release date for Deed Restriction Properties Report was October, 2001.

The Deeds Restrictions list, also known as the Border Zone Property List, contains information concerning voluntary deed restriction. These agreements are made with owners of property who propose building residences, schools, hospitals, or day care centers on property that is on or within 2,000 feet of potentially hazardous waste site.

TOXICPITS
SRC#: 49

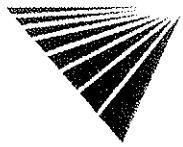
VISTA conducts a database search to identify all sites within 3/4 mile of your property.
The agency release date for Toxic Pits was February, 1995.

This database is provided by the Water Quality Control Board, Division of Loans Grants. The agency may be contacted at: 916-227-4396.

USGS-WELLS
SRC#: 3

VISTA conducts a database search to identify all sites within 3/4 mile of your property.
The agency release date for USGS Water Wells was March, 1998.

The Ground Water Site Inventory (GWSI) database was provided by the United States Geological Survey (USGS). The database contains information for over 1,000,000 wells and other sources of groundwater which the USGS has studied, used or documented during research.



C) DATABASES SEARCHED TO 1/2 MILE

RCRIS-VIOL
SRC#: 11

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for RCRIS Facilities with Violations was August, 2001.

The Resource Conservation and Recovery Act Information System (RCRIS) identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRIS Violations report contains information concerning facilities that have been cited for violations of RCRA, as well as any enforcement actions taken against the facility.

UST
SRC#: 45

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Underground Storage Tanks was January, 1994.

This historical database is provided by the State Water Resources Control Board, Office of Underground Storage Tanks. Please refer to the local level UST list for more current information. Be advised that some states do not require registration of heating oil tanks, especially those used for residential purposes.

UST-CO-TUL
SRC#: 115

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Tulare County Underground Storage Tanks was June, 2000.

This database is provided by the County of Tulare Environmental Health Department. The agency may be contacted at: 209-733-6441. Be advised: Many states do not require registration of heating oil tanks, especially those used for residential purposes.

AST
SRC#: 60

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Aboveground Storage Tanks was January, 2001.

This database is provided by the State Water Resources Control Board. The agency may be contacted at: 916-227-4364.

TRIS
SRC#: 2

VISTA conducts a database search to identify all sites within 1/2 mile of your property.
The agency release date for Toxic Release Inventory System was January, 1998.

All facilities that manufacture, process, or import toxic chemicals in quantities in excess of 25,000 pounds per year are required to register with the EPA under Section 313 of the Superfund Amendments and Reauthorization Act (SARA Title III) of 1986. Data contained in the TRIS system covers approximately 20,000 sites and 75,000 chemical releases.

D) DATABASES SEARCHED TO 3/8 MILE

ERNS
SRC#: 8

VISTA conducts a database search to identify all sites within .375 mile of your property.
The agency release date for Emergency Response Notification System was December, 2000.

ERNS is a national computer database system that is used to store information on the sudden and/or accidental release of hazardous substances, including petroleum, into the environment. The ERNS reporting system contains preliminary information on specific releases, including the spill location, the substance released, and the responsible party.

RCRA-LQG
SRC#: 16

VISTA conducts a database search to identify all sites within .375 mile of your property.
The agency release date for RCRIS Large Quantity Generators was August, 2001.

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA Large Generators are facilities which generate at least 1000 kg./month of non-acutely hazardous waste (or 1 kg./month of acutely hazardous waste).

RCRIS-SQG
SRC#: 15

VISTA conducts a database search to identify all sites within .375 mile of your property.
The agency release date for RCRIS Small Quantity Generators was August, 2001.

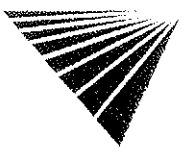
The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA Small Quantity Generators are facilities which generate less than 1000 kg./month of non-acutely hazardous waste.

RCRIS-NOTI
SRC#: 1298

VISTA conducts a database search to identify all sites within .375 mile of your property.
The agency release date for RCRIS Notifiers was August, 2001.

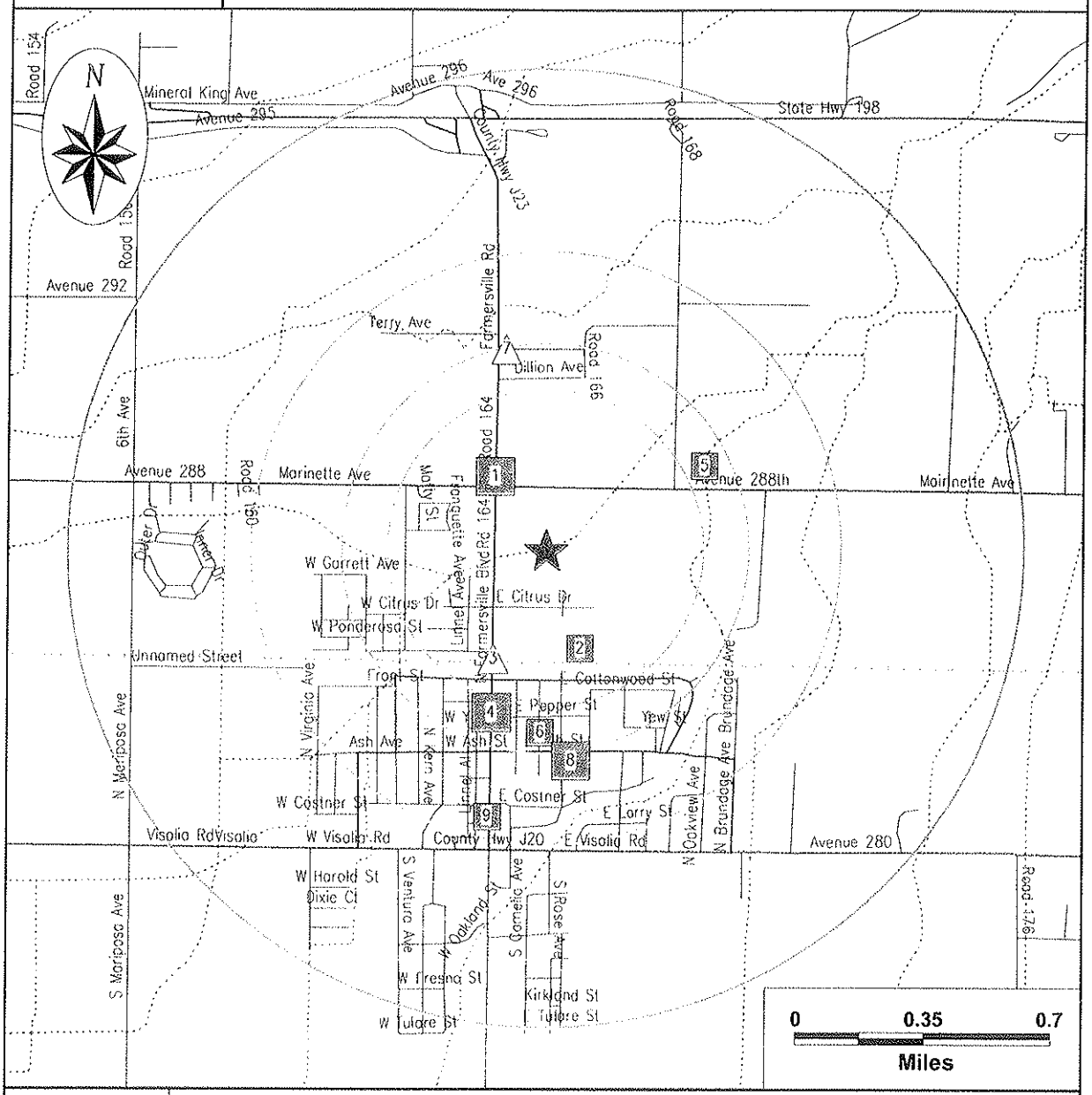
The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal.The RCRIS Notifiers contains information on formerly regulated RCRA sites with more complete historical information.

End of Report



SITE ASSESSMENT PLUS REPORT
(EXTENDED BY 1/4 MILE)

Map of Sites within 1 1/4 Miles



	Category:	A	B	C	D
Subject Site	Databases Searched to:	1 1/4 mi.	3/4 mi.	1/2 mi.	3/8 mi.
	Single Sites	◆	■	△	○
	Multiple Sites	◆	■	△	○
		NPL, SPL, CORRACTS (TSD)	CERCLIS\ NFRAP, TSD, LUST, SWLF, SCL	UST	ERNS, GENERATORS

Highways and Major Roads
Roads
Railroads
Rivers or Water Bodies
Utilities

If additional databases are listed in the cover page of the report they are also displayed on this map. The map symbol used corresponds to the database category letter A,B,C,D.

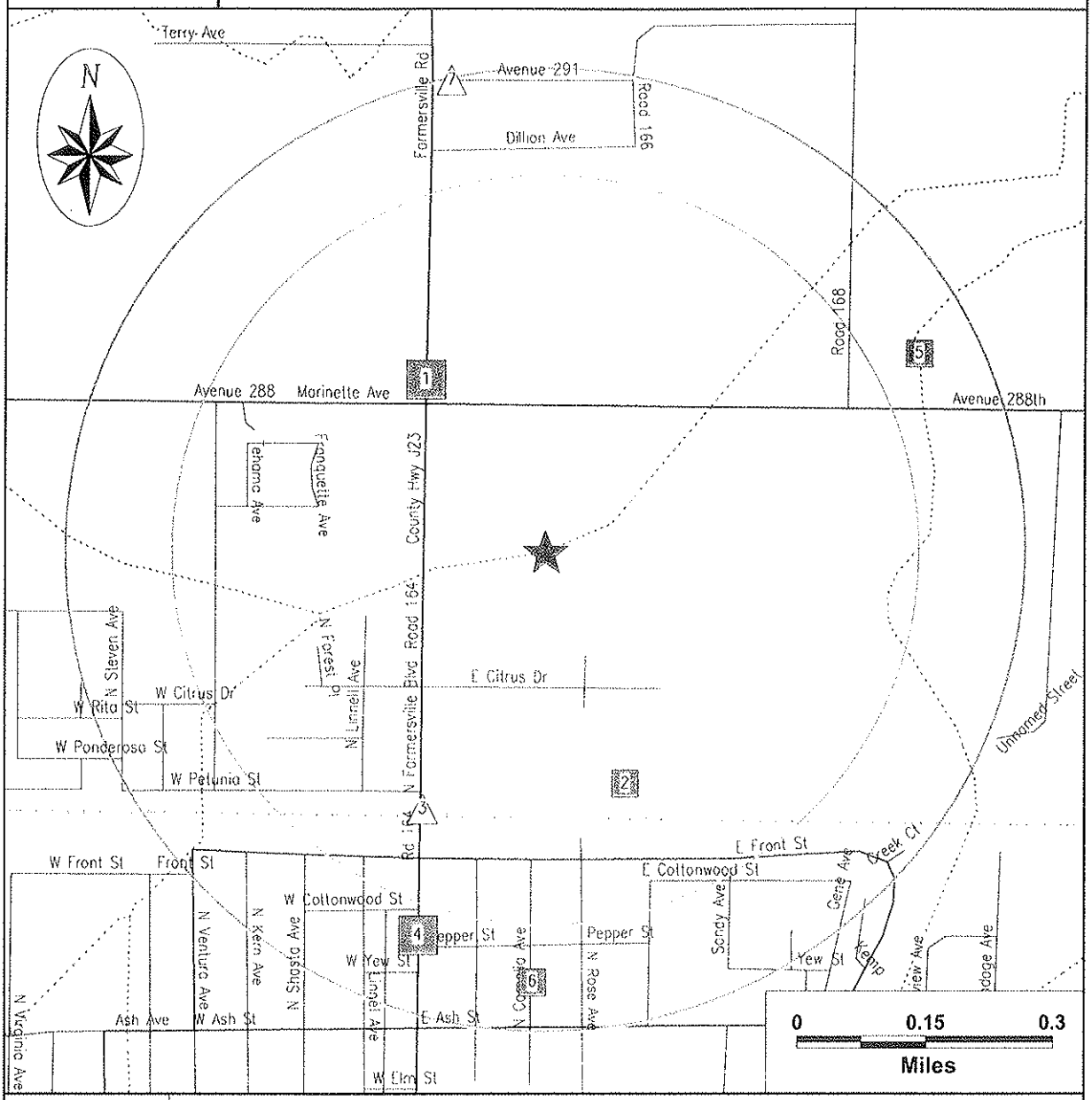
For More Information Call VISTA Information Solutions, Inc. at **1 - 800 - 767 - 0403**

Report ID: **367601901**

Date of Report: **January 3, 2002**

SITE ASSESSMENT PLUS REPORT
(EXTENDED BY 1/4 MILE)

Map of Sites within 3/8 Mile



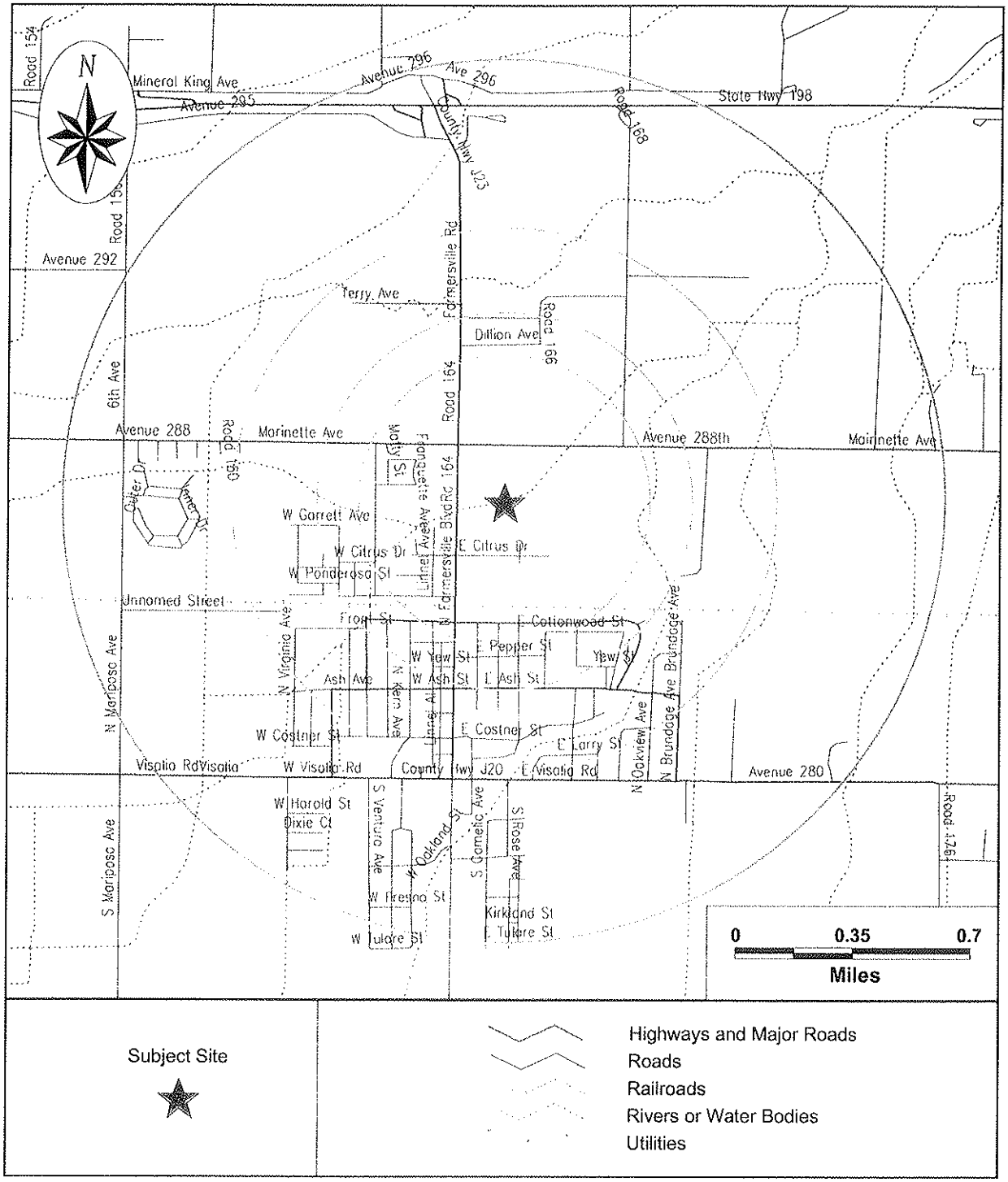
Subject Site	Category:	A	B	C	D
	Databases Searched to:	1 1/4 mi.	3/4 mi.	1/2 mi.	3/8 mi.
	Single Sites	◆	■	△	○
	Multiple Sites	◆	■	▲	●
		NPL, SPL, CORRACTS (TSD)	CERCLIS\ NFRAP, TSD, LUST, SWLF, SCL	UST	ERNS, GENERATORS

Highways and Major Roads
Roads
Railroads
Rivers or Water Bodies
Utilities

If additional databases are listed in the cover page of the report they are also displayed on this map. The map symbol used corresponds to the database category letter A,B,C,D.

SITE ASSESSMENT PLUS REPORT
(EXTENDED BY 1/4 MILE)

Street Map



COPY

Notice of Intention to Adopt Mitigated Negative Declaration

Lead Agency:

City of Farmersville
(Agency Name)

909 W. Visalia Road
(Street Address)

Farmersville, CA 93223
(City/State/Zip)

Graham Mitchell, City Manager
(Contact)

(559) 747-0458 (559) 747-6724
(Telephone) (FAX)

Consulting Firm (if applicable):

Quad Knopf, Inc.
(Firm Name)

5110 W. Cypress Ave.
(Street Address)

Visalia CA 93278
(City/State/Zip)

Eloise Emery
(Contact)

(559) 733-0440 (559) 733-7821
(Telephone) (FAX)

The City of Farmersville is the lead agency on the below-described project and has prepared a mitigated negative declaration. The project description, location and the potential environmental effects are contained in the attached initial study.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date ***but not later than 20 days*** after receipt of this notice. The review period for the mitigated negative declaration will be from January 10, 2002 to January 30, 2002. Copies of the negative declaration can be reviewed at the City of Farmersville at the address indicated above.

Please send your response to the City of Farmersville, attention Graham Mitchell at the address shown above. Please provide the name for a contact person in your agency.

Project Title: **City of Farmersville Sports Complex**

Project Location: **City of Farmersville, east of Farmersville Boulevard, south of Walnut Avenue and north of Citrus Way**

Public Hearing on Project: **City of Farmersville Sports Complex**

Date: Monday, January 14, 2002, 7:00 P.M.
City of Farmersville
909 W. Visalia Road
Farmersville, CA 93223

TULARE COUNTY CLERK
JAN - 9 2002
RECEIVED

STATE OF CALIFORNIA - BUSINESS, TRANSPORT N AND HOUSING AGENCY GRAY DAVIS, Governor

DEPARTMENT OF TRANSPORTATION
1352 WEST OLIVE AVENUE
P. O. BOX 12616
FRESNO, CA 93778-2616
TDD (559) 488-4066
OFFICE (559) 445-7306
FAX (559) 488-4088

Post-it® Fax Note 7671	Date 2/27	# of pages ▶ 2
To MR MITCHELL	From AL DIAS	
Co./Dept. CITY MANAGER	Co. CALTRANS	
Phone #	Phone # 488 7306	
Fax # 747-6724	Fax # 488 4088	

March 29, 2001

6-TUL-198-14.77 +/-
SCH# 2002011122
FARMERSVILLE
SPORTS COMPLEX

Mr. Graham Mitchell, City Manager
City of Farmerville
147 East Front Street
Farmersville, CA 93223

Dear Mr. Mitchell:

Thank you for the opportunity to review the Initial Study and Mitigated Negative Declaration for the proposed Sports Complex (4 baseball fields, 6 soccer fields, rest-rooms, bleachers and picnic tables). The 23-acres project site is located near the southeast corner of Walnut Avenue and Farmersville Boulevard approximately 1.0 mile south of the State Route (SR) 198 interchange in the City of Farmersville. Caltrans has the following comments:

The City's intent is that the proposed facilities are to be utilized primarily by its local citizens. The City Manager has indicated that activities or events that would have a regional draw will require additional land use permitting. Therefore, since this facility will attract most of its traffic trips from the immediate local area, it is unlikely that there will be any impact to State facilities.

Caltrans request that if there is any further development within the 23-acre project area that the proposal be forwarded for further review by Caltrans.

If you have questions, please feel free to contact me at (559) 488-7306.

Sincerely,

Al Dias
Office of Transportation Planning
District 6
C: SCH# 2002011122

Environmental Assessment

Responsible Entity [24 CFR 58.2(a)(7)]: City of Farmersville

Certifying Officer [24 CFR 58.2(a)(2)]: Graham Mitchell, City Manager

Project Name: Multi-Purpose Recreational Facility

Project Location: The project would occur on the north side of Walnut Street, between Farmersville Boulevard and Road 168 in the City of Farmersville, Tulare County. The site includes 1 parcel currently owned by the City of Farmersville. The APN number is 129-010-042.

Estimated total project cost: $500,000

Grant Recipient [24 CFR 58.2(a)(5)]: City of Farmersville

Recipient Address: 909 W. Visalia Road, Farmersville, Ca 93223

Project Representative: Graham Mitchell

Telephone Number: (559) 747-0458

Conditions for Approval: (List all mitigation measures adopted by the responsible entity to eliminate or minimize adverse environmental impacts. These conditions must be included in project contracts or other relevant documents as requirements). [24 CFR 58.40(d), 40 CFR 1505.2(c)]

Mitigation measures are required for air quality impacts (as discussed on Page 3 herein), and for noise impacts (as discussed on Page 4 herein). These mitigation measures shall be included as conditions of approval for future project entitlements leading to construction.

There are no mitigating measures for this project.

FINDING: [58.40(g)]

☒ **Finding of No Significant Impact**
(The project will not result in a significant impact on the quality of the human environment)

☐ **Finding of Significant Impact**
(The project may significantly affect the quality of the human environment)

Preparer Signature: C Lucas **Date:** 11/15/02
Title/Agency: Clayton E. Lucas II, Management Analyst

RE Approving Official Signature: _____ **Date:** 11/15/02
Title/ Agency: City Manager, City of Farmersville

Statement of Purpose and Need for the Proposal: [40 CFR 1508.9(b)]

This project will provide a recreational amenity and park for the community of Farmersville.

Description of the Proposal: Include all contemplated actions which logically are either geographically or functionally a composite part of the project, regardless of the source of funding. [24 CFR 58.32, 40 CFR 1508.25]

The project includes the construction of a new, public multi-purpose recreational facility which includes a concrete rink/court to be used for basketball, tennis, soccer, volley ball, roller hockey, inline skating, and other similar activities. The project may include new curbs, gutters, sidewalks and landscaped parkway improvements on and immediately adjacent to the project site.

Existing Conditions and Trends: Describe the existing conditions of the project area and its surroundings, and trends likely to continue in the absence of the project. [24 CFR 58.40(a)]

The project site is an unoccupied, vacant lot and surrounded by Farmersville High School, Commercial, Park and Residential properties.

STATUTORY CHECKLIST

For each listed statute, executive order or regulation, record the determinations made. Note reviews and consultations completed as well as any applicable permits or approval obtained. Attach evidence that all required actions have been taken. Record any conditions or mitigation measures required. Then, make a determination of compliance or consistency.

Factors	Determinations and Compliance Documentation
Historic Preservation	*No Impact*: There are no historic properties within the Area of Potential Effects. (Source: *Correspondence with David Abeyta, State Historic Preservation Officer, dated December 2, 2002*). See Exhibit #1
Flood Plain Management	*No Impact*: The project area is not located within a 100 year floodplain. (Source: *FEMA Flood Hazard Map, Panel #060405 0001, 12/15/83*). See Exhibit #2
Wetlands Protection	*No Impact*: There are no identified wetlands located in or near the project area (Source: *U.S. Department of the Interior, Fish and Wildlife Service, National Wetlands Inventory map: Farmersville Quadrangle, 1998*).
Coastal Zone Management Act	*No Impact*: The project area is not located in or near a Coastal Zone, since it located in the San Joaquin Valley. (Source: *City of Farmersville*).
Sole Source Aquifers	*No Impact*: The project area is not located within an area designated by the U.S. EPA as being supported by a sole source aquifer. The closest sole source aquifer is in Fresno County. (Source: *phone conversation with Hillary Hecht, Hydrogeologist, EPA Region IX, Water Division, Groundwater Section -- (415) 744-1831).*
Endangered Species Act	*No Impact*: No endangered species present. (Source*: phone conversation with Julie Meads, California State Department of Fish and Game -- (559) 243-4014*). See Exhibit #3
Wild and Scenic Rivers Act	*No Impact*: GIS map data indicates that there are no waterways of any type within one mile of the project site. (Source: *Tulare County Resource Management Agency, GIS data supplied November, 1999*). See Exhibit #4
Air Quality	*Less Than Significant Impact*: Suitable mitigation measures are incorporated, per San Joaquin Valley Unified Air Pollution Control District, *Guide for Assessing Air Quality Impacts*. The project does not exceed Small Project Analysis Level (SPAL) for further detailed air quality impact analysis. The project is subject to SJVUAPCD *Regulation VIII Control Measures For Construction Emissions of PM-10*, as standard mitigation. (Source: *SJVUAPCD Guide for Assessing Air Quality Impacts).*
Farmland Protection Policy Act	*No Impact*: The project area does not include prime or unique farmland, or other farmland of statewide or local importance. (Source: *Tulare County Interim-Important Farmland Map, California Department of Conservation Farmland Mapping and Monitoring Program, 1996*).

Environmental Justice	*No Impact*: The project would not be located in a neighborhood that suffers from adverse human health or environmental concerns. The area has normal urban concerns (e.g. property maintenance, mixed land uses, etc.) and is located near residential land uses. However, there are no known significant health or environmental factors in the project area. (Source: *City of Farmersville*). See Exhibit #5

HUD Environmental Standards

Determinations and Compliance Documentation

Noise Abatement and Control	*No Impact: Contact Fred Jordan, Farmersville Community Development Director (559) 747-0458.*

Toxic or Hazardous Substances and Radioactive Substances	*No impact*: Based on staff observation and experience, the project will not directly expose people or buildings to explosive or flammable operations. The project may result in encouraging new construction for human habitation. This should not result in a significant risk, since there are no known significant explosive or flammable operations in or near the project area. The project area is not located within one mile of any listed Superfund or CERCLIS site. (Source: *EPA Superfund/CERCLIS webpage: www.epa.gov/superfund/sites/).*
Siting of HUD-Assisted Projects Near Hazardous Operations	*No impact:* The project is not located near a hazardous operation of any kind. Surrounding land uses include residential, park, school, and commercial uses. (Source: *City of Farmersville*).
Airport Clear Zones and Accident Potential Zones	*No impact:* The site is not located in runway clear zones of any local airport. (Source: *Tulare County Airport Land Use Commission Comprehensive Airport Land Use Plan, and related Federal Aviation Regulations (FAR) Part 77 diagrams contained therein*). See Exhibit #6

ENVIRONMENTAL ASSESSMENT

Evaluate the significance of the effects of the proposal on the character, features and resources of the project area. Enter relevant base data and verifiable source documentation to support the finding. Then enter the appropriate impact code from the following list to make a finding of impact. Impact Codes: (1) No impact anticipated; (2) Potentially beneficial; (3) Potentially adverse; (4) Requires mitigation; (5) Requires project modification. Note names, dates of contact, telephone numbers and page references. Attach additional materials as needed.

Land Development	**Code**	**Source or Documentation**
Conformance with Comprehensive Plans and Zoning	**1**	PRINTED: The project area has land use and zoning designations which currently provide for park development land uses through the site plan review process. The project would enable development consistent with these designations, and should not result in significant adverse impacts related to plans or policies. (Source: *Farmersville General Plan and Zoning Ordinance*).
Compatibility and Urban Impact	**2**	EXPERIENCE: This impact should be beneficial to nearby property owners since it will provide more pedestrian facilities for school children and other pedestrians, and physical improvements which will enhance the built environment.
Slope	**1**	PRINTED: The project area is relatively flat with no significant topographic features, and gently slopes east to west. The project should not result in significant adverse impacts related to slope. (Source*: USGS Topographical Map -- Farmersville Quadrangle, 1969*).
Erosion	**1**	EXPERIENCE: Erosion is not a significant problem for new urban development in Farmersville, since areas of minimal slope do not typically have erosion issues. The project should not result in significant adverse impacts related to erosion.
Soil Suitability	**3**	EXPERIENCE: Public works projects in Farmersville, including new road construction, incorporates soil analysis and compaction testing as a normal pre-engineering requirement. Soils in all immediately surrounding areas have proven to be suitable for urban development.
Hazards and Nuisances, including Site Safety	**1**	PRINTED: There are no known hazards or nuisances which would affect the project area as a result of the proposed project. (Source: *R efer to the Statutory Checklist, H UD Environmental Standards).*
Energy Consumption	**1**	EXPERIENCE: The project could result in urban development. However, development would be located within an urban infill area, and would thus encourage shorter vehicle trips. In addition, new construction w ould be subject to Title 24 energy efficient construction standards.
Noise - Contribution to Community Noise Levels??	**3**	EXPERIENCE: The project will result in construction within the line of sight of a collector street. (*See discussion under the Statutory Checklist for a complete discussion of this issue*).

Air Quality - Effects of Ambient Air Quality on Project and Contribution to Community Air Pollution Levels	**4**	PRINTED: Suitable mitigation measures are incorporated, per San Joaquin Valley Unified Air Pollution Control District, "*Guide for Assessing Air Quality Impacts.*" The project does not exceed Small Project Analysis Level (SPAL) for further detailed air quality impact analysis. Project is subject to *SJVUAPCD Regulation VIII Control Measures For Construction Emissions of PM-10.* (Source: *SJVUAPCD Guide for Assessing Air Quality Impacts).*
Environmental Design - Visual Quality, Coherence, Diversity, Compatible Use, and Scale	**2**	EXPERIENCE: The project would have beneficial effects on the visual quality of the project area, by use of landscaped parkways, and curbs and sidewalks along road segments. These improvements will result in a consistent "finished" appearance. Development which may result should be compatible with surrounding land uses, and would have minimum effect on environmental design. Issues of scale and compatibility will be addressed through normal application of city zoning standards pertaining to land use, building height, setback, building coverage, etc.

Socioeconomic	**Code**	**Source or Documentation**
Demographics/Character Changes	**1**	EXPERIENCE: Due to the limited development involved, this action should not result in significant impacts on the demographic character of the project area or of the city as a whole.
Displacement	**1**	FIELD: No residential structures would be displaced by the project. The site is vacant.
Employment and Income Patterns	**1**	EXPERIENCE: Since the project would facilitate new development, there would be temporary positive impacts on local construction employment. There should be no additional significant impacts to either employment or income patterns, since the project would have no direct effects on commercial or industrial land uses.

Community Facilities and Services	**Code**	**Source or Documentation**
Educational Facilities	**1**	EXPERIENCE: The project would not directly impact educational facilities.
Commercial Facilities	**2**	EXPERIENCE: The project would beneficially impact commercial facilities near the project area by promoting additional development, installation of site improvements, infrastructure improvements, and by having increased pedestrians in the area.
Health Care	**1**	EXPERIENCE: The project would not directly impact health care facilities.

Social Services	1	EXPERIENCE: The project would not directly impact social service facilities.
Solid Waste	1	EXPERIENCE: The project would not directly impact solid waste services.
Waste Water	1	PRINTED: Sewage disposal services to the project area are provided by the City of Farmersville. These lines should provide sufficient sewage disposal facilities for the proposed project. (Source: *City of Farmersville infrastructure maps*).
Storm Water	1	PRINTED: City of Farmersville storm w ater drainage facilities are available in the project area. These facilities should provide sufficient storm water disposal facilities for the proposed project. (Source*: City of Farmersville infrastructure maps*).
Water Supply	1	PRINTED: City of Farmersville water facilities are available in the project area. These facilities should provide sufficient water for the proposed project. (Source: *City of Farmersville infrastructure maps*).
Public Safety -Police	1	EXPERIENCE: The project would not directly impact police services or facilities.
-Fire	1	EXPERIENCE: The project would not directly impact fire services or facilities.
Emergency Medical	1	EXPERIENCE: The project would not directly impact emergency medical services or facilities.
Open Space and Recreation - Open Space	2	FIELD: The project area currently includes no public open space. The project would increase private and public open space by use of a shaded pedestrian "paseo," open air plaza area ("Mercado"), and smaller publicly accessible open space and recreational elements.
-Recreation	1	EXPERIENCE: The project area includes no recreational facilities. Development which may result from the project could result on additional population growth leading to increased demands on existing recreational facilities in the City and region. This impact is not anticipated to be significant.
-Cultural Facilities	1	EXPERIENCE: The project area includes no cultural facilities. Development which may result from the project could result on additional population growth leading to increased demands on existing cultural facilities in the City and region. This impact is not anticipated to be significant. The project may provide beneficial impact by creation of a common public plaza area for outdoor community events, concerts, etc.
Transportation	1	EXPERIENCE: The project may indirectly result in the construction of up to 16 new residential dwelling units in the project area. This would typically result in a net increase of

		vehicle traffic, which is estimated at approximately 160 vehicle trips per day and 16 peak hour trips (per ITE Trip Generation studies). This level of increased traffic is not typically viewed as significant for environmental review or traffic impact study purposes.
Water Resources	1	PRINTED: Water services to the project area are provided by the City of Farmersville. (*Source: City of Farmersville infrastructure maps*).
Surface Water	1	FIELD: The project site is not located within one mile of any body of surface water, and will have no known impacts on surface water.
Unique Natural Features and Agricultural Lands	1	PRINTED: The project involves an urbanized infill location and will have no impacts to natural unique features or agricultural lands. (Source: *Refer to the Statutory Checklist, under Farmland Protection*).
Vegetation and Wildlife	1	CONTACT: There are no known endangered or threatened species in the project area or which would be impacted by the proposed project. (Source: *Refer to the Statutory Checklist, under Endangered Species).*

Summary of Findings and Conclusions: The above discussion has found that the project would not result in a significant impact on the environment, with certain mitigation measures for noise impacts and air pollution. All other impacts are minor, infrequent, or temporary, and are generally applicable to any development which would occur in this urbanized infill location.

Environmental Assessment

ALTERNATIVES TO THE PROPOSED ACTION

Alternatives and Project Modifications Considered. *(Identify other reasonable courses of action that were considered and not selected, such as other sites, design modifications, or other uses of the subject site. Describe the benefits and adverse impacts to the human environment of each alternative and the reasons for rejecting it).*

Reasons For Choosing This Action: The project concept originated through community and private planning discussions held in 1999. The planning included ideas to improve urban densities and provide housing opportunities through infill development on this underutilized urban location.

The anticipated project benefits of this concept include:

- Reinvestment and new development in a depressed area.
- Increased pedestrian activity.

The project site was initially chosen based on a variety of criteria, including:

- Infill location (e.g. non-agricultural lands surrounded by urbanized areas).
- Proximity to adequate urban services.
- Conformity to basic planning and zoning policies.
- Known potential interest of affected property owners.
- Support of the Chamber of Commerce.
- Blighted conditions which could benefit from development assistance.
- Large site area with no land assemblage requirements (e.g. the site is two parcels, and would not require costly land assembly and potential condemnation actions usually attendant to such action).
- The site is mostly vacant, and relatively ready for normal development.

Alternatives to the Project: There are no reasonable alternatives to the project concept. There are no other large, vacant, infill sites in town. The possibility of locating this project elsewhere was not seriously considered since it would:

1. Be contrary to the main project locational objective of a large infill housing project in a blighted area.
2. Result in increased costs for extending infrastructure to fringe vacant sites.
3. Further encourage pedestrian and vehicular traffic in fringe, vacant areas, rather than near schools and major shopping centers, where merchants can benefit from additional traffic.

No Action Alternative (*Discuss the benefits and adverse impacts to the human environment of not implementing the preferred alternative*):

The benefits for not doing the project include:

- Initial cost savings from not doing infrastructure improvements

- Long-term maintenance savings for new public improvements
- Nominal long-term cost savings by not having to service new urban growth (e.g. fire services, police services, sewer service, etc.).

The key adverse impacts of not doing the project include:

- Underutilization of large vacant parcel in a residential area
- Loss of property tax and redevelopment increment benefits from site improvement
- Continued decline of existing residential areas by lack of investment and low amounts of pedestrian traffic.
- Lack of new housing opportunities

Mitigation Measures Recommended. *(Recommend feasible ways in which the proposal or external factors relating to the proposal should be modified in order to eliminate or minimize adverse environmental impacts)*. Specific mitigation measures are required for noise and air quality impacts. These measures are fully discussed in the preceding sections.

Additional Studies Performed. (Attach studies or summaries). None.

List of Sources, Agencies and Persons Contacted. Incorporated by direct reference in each of the preceding sections.

Attachments. Letter dated December 2, 2002 to Mr. David Abeyta, Acting SHPO.

SOURCE DOCUMENTATION NOTES

EXPERIENCE: This environmental assessment was prepared by Clayton Lucas. Mr. Townsend a consultant for the City of Farmersville. Mr. Lucas has a B.S. in History and a Masters Degree in Public Administration from Brigham Young University.

He has over 15 years of professional planning experience with the various cities within the States of California and Utah. His experience includes project review and management responsibilities for over 150 different current and advance planning projects. This experience has provided extensive environmental review of a wide variety of projects, and has resulted in a strong working knowledge of the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA).

OBSERVATION: The project area was visited on numerous occasions in 2001. These visits included visual inventory of each property. Additional observation of the project site relied on recent and historical aerial photography of the project area.