Initial Study

Woodlake Holdings Industrial Park

Prepared for:

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May 2022

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PROJECT INFORMATION

This document is the Initial Study for the potential environmental effects of the City of Woodlake's (City) Woodlake Holdings Industrial Park Project (Project). The City of Woodlake will act as the Lead Agency for this project pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines. Copies of all materials referenced in this report are available for review in the project file during regular business hours at 350 N. Valencia Avenue, Woodlake, CA 93286.

Project title

Woodlake Holdings Industrial Park

Lead agency name and address

City of Woodlake
350 N. Valencia Avenue
Woodlake, CA 93286

Contact person and phone number

Jason Waters, Community Services Director
City of Woodlake
(559) 564-8055

Project location

The City of Woodlake is located in Tulare County in the southern part of the San Joaquin Valley. The proposed Project is located on the east side of Blair Road, south of Ropes Avenue on multiple APNs, including: 060-170-105, -106, 060-160-044 and -059. Woodlake is bisected by SR 216 and SR 245 and is situated five miles north of SR 198.

Figure 1 – Location

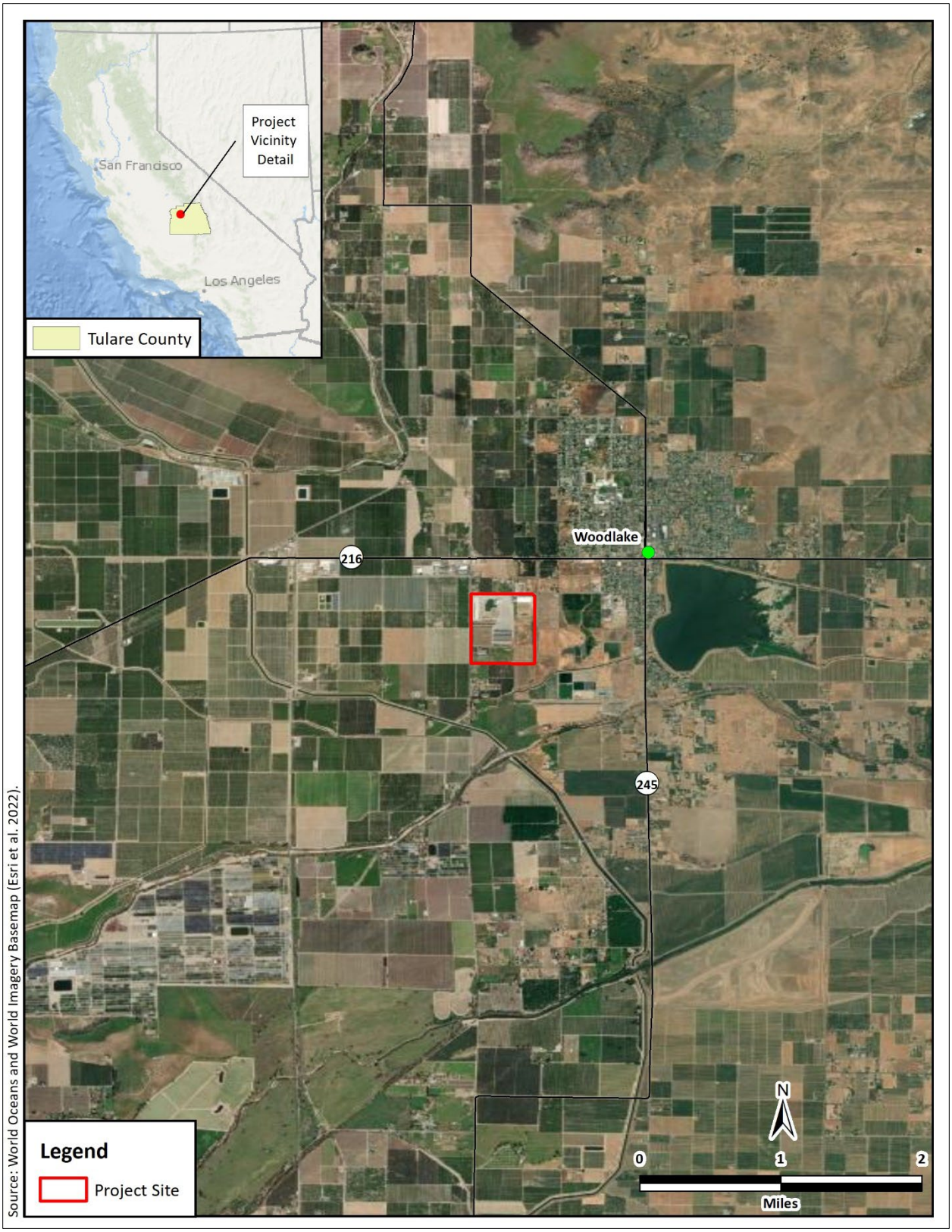
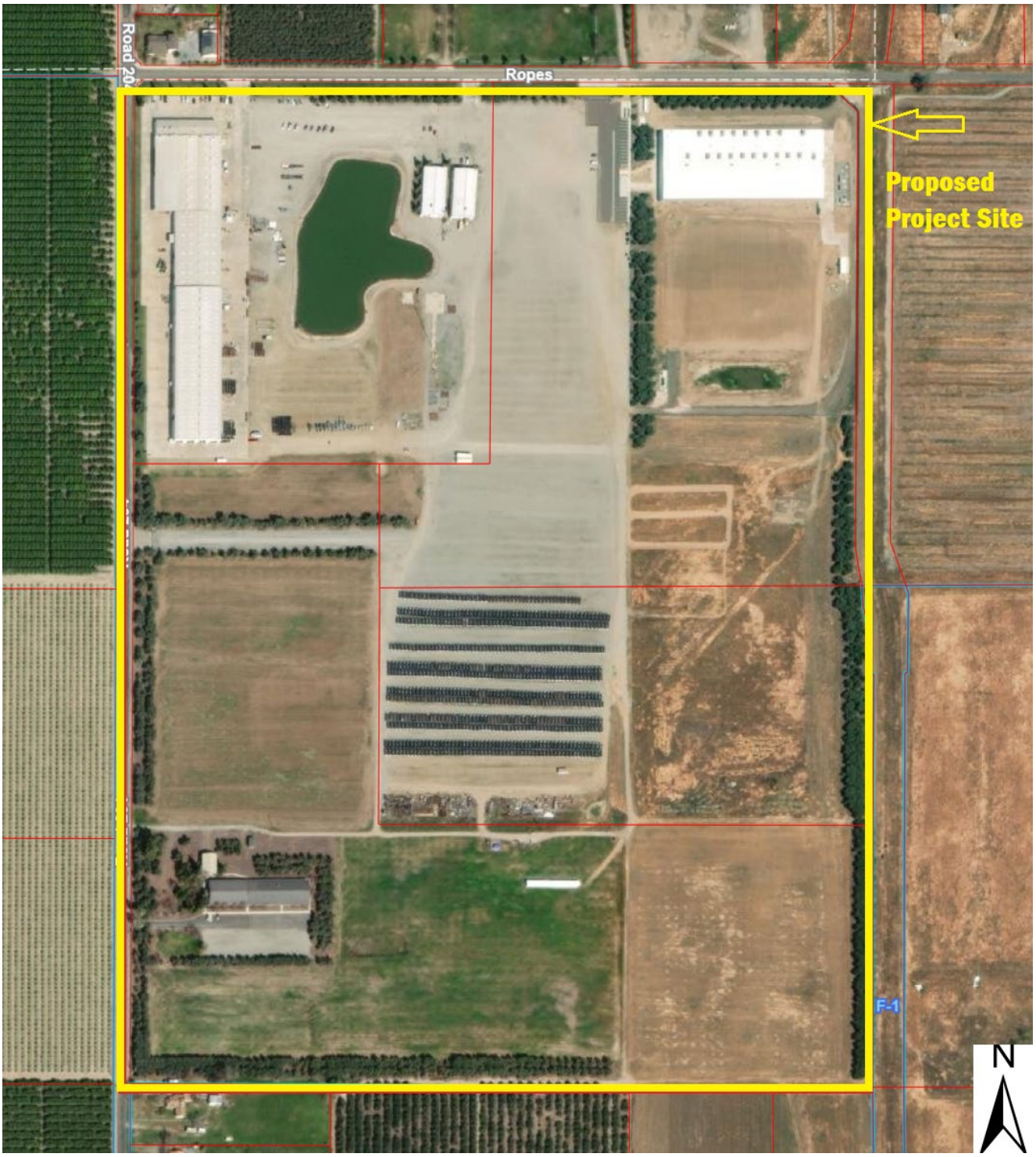


Figure 2 – Site Aerial



Project sponsor's name/address

Woodlake Holdings, LLC.
1099 W. Ropes Ave
Woodlake CA 93286

General plan designation

Industrial

Zoning

Light Industrial (ML)

Project Description

The Project Applicant intends to expand an existing industrial area by developing a 47-acre industrial center that will house various industrial uses allowable by the zone district, including cannabis cultivation, manufacturing, distribution and retail, which is allowable with a Conditional Use Permit.

Project Components

- Constructing and operating an industrial park with seventeen buildings ranging in size of 75,000 sf to 87,000 sf for a total of up to 1,500,000 sf of industrial space.
- Constructing internal access roads, 700 parking spaces and associated landscaping, as detailed on Figure 4 – Site Plan.
- Connecting the Project to the existing City water, wastewater, and stormdrain systems. Any grow operations will utilize the existing well connection for water.
- Installation of perimeter security, including lighting and an alarm system, in accordance with Chapter 5.48 of the Woodlake Municipal Code.
- Constructing three new ponding basins of 7.93 Ac ft, 8.42 Ac ft, and 16.42 Ac ft.

Construction will begin in 2022 and will continue to buildout as the market demands.

Project Operations

The site will operate from 7am to 6pm Monday through Friday. The facility's electrical needs will continue to be serviced by existing Southern California Edison connections that have been assessed as sufficient for full operation of allowable industrial uses, including indoor/mixed light cannabis cultivation.

Once a business is established, water needs for the grow houses will be serviced by existing deep-water wells while water needs for the distribution facilities and sanitary facilities will be provided by the City. Stormwater will be kept on-site and wastewater will be connected to the City's existing system.

To accommodate this Project, the following entitlements are required:

- Conditional Use Permit to operate under a Cannabis Business License (Cultivation, Manufacturing, Retail and Distribution) for cannabis businesses
- Lot line adjustment as per the City's requirements
- Tentative Parcel Map to divide the existing parcel into 21 separate parcels (see Figure 3)

Surrounding Land Uses/Existing Conditions

The proposed Project site consists of existing buildings and vacant land and is part of an existing industrial area. The site is surrounded by a chain link perimeter fence and is further surrounded by active agricultural production and rural residences (see Figure 2). Trees are planted along its northern and western boundaries, and a driveway running east-west across the northern portion of the parcel.

Lands surrounding the proposed Project are described as follows:

- North: Industrial, Rural Residential, Roadway.
- South: Agriculture, Rural Residential.
- East: Vacant, Agriculture.
- West: Agriculture, Roadway.

Figure 3 –Tentative Parcel Map

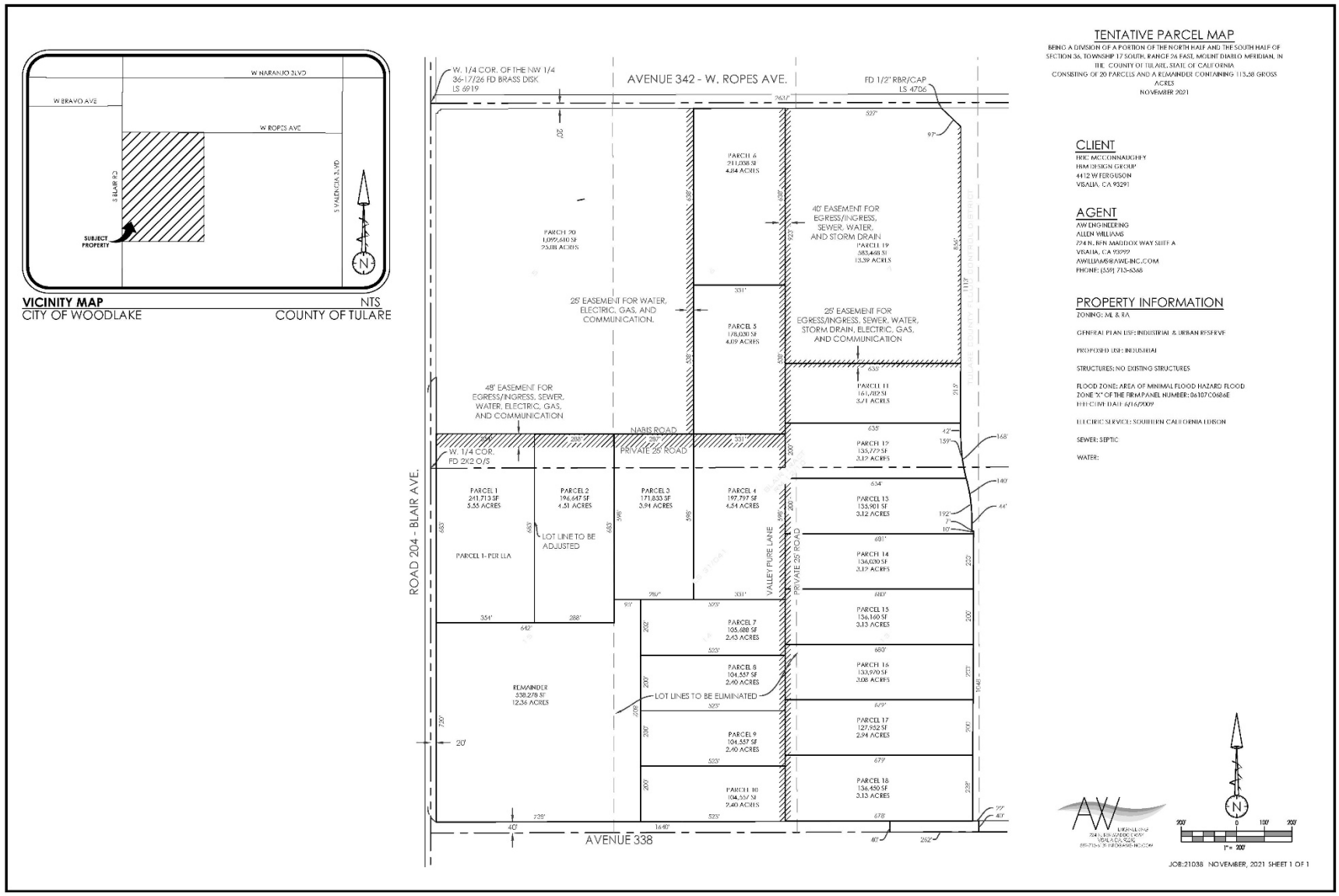
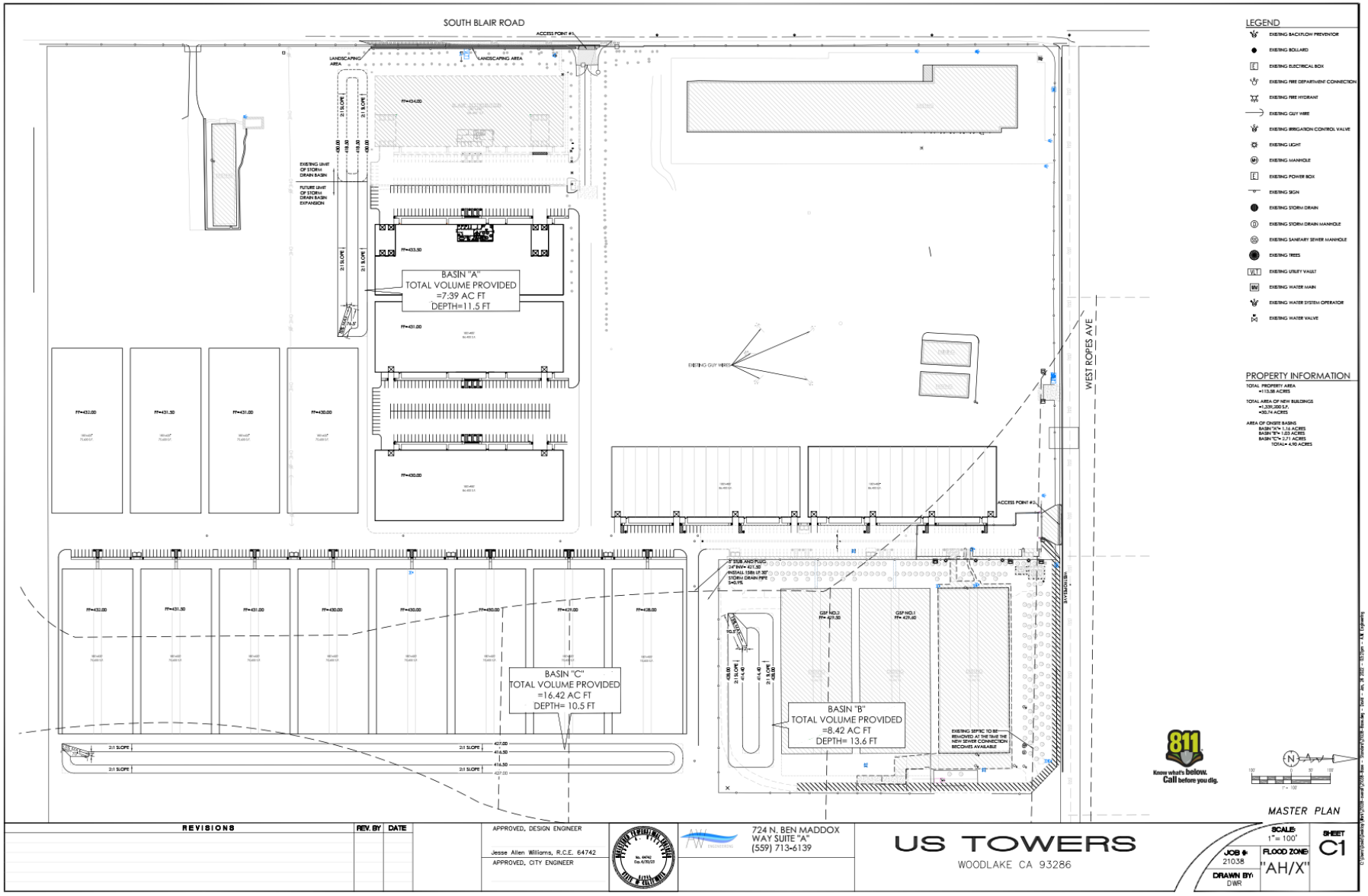


Figure 4 –Site Plan



Other Public Agencies Involved

- State of California Native American Heritage Commission
- San Joaquin Valley Air Pollution Control District
- Central Valley Regional Water Quality Control Board
- Bureau of Cannabis Control
- California Department of Health

Tribal Consultation

The City of Woodlake has not received any project-specific requests from any Tribes in the geographic area with which it is traditionally and culturally affiliated with or otherwise to be notified about projects in the City of Woodlake.

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 and Forest Resources	☒ Air Quality
☐ Biological Resources	☐ Cultural Resources	☒ Energy
☐ Geology / Soils	☒ Greenhouse Gas Emissions	☐ Hazards & Hazardous Materials
☐ Hydrology / Water Quality	☐ Land Use / Planning	☐ Mineral Resources
☐ Noise	☐ Population / Housing	☐ Public Services
☐ Recreation	☒ Transportation	☐ Tribal Cultural Resources
☐ Utilities / Service Systems	☐ Wildfire	☐ Mandatory Findings of Significance

DETERMINATION

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.

5/2/2022

Jason Waters — Date

Community Services Director

City of Woodlake

ENVIRONMENTAL CHECKLIST

I. AESTHETICS

Would the project:

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

ENVIRONMENTAL SETTING

The City of Woodlake is located on the San Joaquin Valley floor at the western foothills of the Sierra Nevada Mountain range. On clear days, the peaks are visible from the majority of the City. The site is located in a primarily industrial and agricultural area with large industrial facilities and orchards dominating the landscape. The proposed Project site is bounded to the north by W Ropes Ave, rural residences, and industrial activity, to the east by vacant and agricultural land, to the west by S. Blair Road and to the south by vacant land with shrubs. There are no adopted scenic resources or scenic in the area. State Routes (SR) in the proposed Project vicinity include 216, 245 and 198.

RESPONSES

a. Have a substantial adverse effect on a scenic vista?
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and regulations governing scenic quality?

Less than Significant Impact. The City of Woodlake General Plan does not identify any scenic vistas within the proposed Project area; however, the peaks of the Sierra Nevada mountain range are clearly visible on many days of the year. A scenic vista is generally considered a view of an area that has remarkable scenery or a resource that is indigenous to the area.

The proposed Project is consistent with the existing character and uses of the surrounding area, as other built-up land, including industrial/commercial businesses, are in the neighboring vicinities. As such, Project operations will not degrade the existing visual character of the site. Construction activities may be visible from the adjacent roadside; however, the construction activities will be temporary in nature and will not affect a scenic vista.

There are no state designated scenic highways within the immediate proximity to the Project site. California Department of Transportation Scenic Highway Mapping System identifies SR 198 east of SR 99 as an Eligible State Scenic Highway.[1] This is the closest highway, located approximately six miles south of the Project site; however, the Project site is both physically and visually separated from SR 198 by intervening land uses. In addition, no scenic highways or roadways are listed within the Project area in the City of Woodlake's General Plan or Tulare County's General Plan. Based on the National Register of Historic Places (NRHP) and the City's General Plan, no historic buildings exist on the Project site. The proposed Project would not cause damage to rock outcroppings or historic buildings within a State scenic highway corridor. Any impacts would be considered ***less than significant***.

Mitigation Measures: None are required.

[1] California Department of Transportation. California State Scenic Highways, State Scenic Highway Map. https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways. Accessed January 2022.

d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Less Than Significant Impact. Nighttime lighting is necessary to provide and maintain safe, secure, and attractive environments; however, these lights have the potential to produce spillover light and glare and waste energy, and if designed incorrectly, could be considered unattractive. Light that falls beyond the intended area is referred to as "light trespass". Types of light trespass include spillover light and glare. Minimizing all these forms of obtrusive light is an important environmental consideration. A less obtrusive and well-designed energy efficient fixture would face downward, emit the correct intensity of light for the use, and incorporate energy timers.

Glare results when a light source directly in the field of vision is brighter than the eye can comfortably accept. Squinting or turning away from a light source is an indication of glare. The presence of a bright light in an otherwise dark setting may be distracting or annoying, referred to as discomfort glare, or it may diminish the ability to see other objects in the darkened environment, referred to as disability glare. Glare can be reduced by design features that block direct line of sight to the light source and that direct light downward, with little or no light emitted at high (near horizontal) angles, since this light would travel long distances. Cutoff-type light fixtures minimize glare because they emit relatively low-intensity light at these angles.

Current sources of light in the Project area are from the surrounding industrial and agricultural uses and vehicles traveling along nearby roadways. The Project would include nighttime lighting for building and security, as required by Chapter 5.48 of the Woodlake Municipal Code. Accordance with the Municipal Code will also ensure that outdoor lighting does not produce obtrusive glare onto the public right-of-way or adjoining properties. Lighting fixtures for security would be designed with "cutoff" type fixtures or shielded light fixtures, or a combination of fixture types to cast light downward, thereby providing lighting at the ground level for safety while reducing glare to adjacent properties. Accordingly, the Project would not create substantial new sources of light or glare. Potential impacts are ***less than significant***.

Mitigation Measures: None are required.

II. AGRICULTURE AND FOREST RESOURCES

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?	☐	☐	☐	☒
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)?	☐	☐	☐	☒
d. Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

ENVIRONMENTAL SETTING

The proposed Project site is currently partially developed with industrial/warehouse uses with vacant land and is designated by the City of Woodlake[2] as ML (Light Industrial). The Project includes various industrial uses allowable by the zone district, including cannabis cultivation, manufacturing, retail and distribution, which is allowable with a Conditional Use Permit The Project site consists of areas designated as Farmland of Local Importance, Farmland of Statewide Importance, Prime Farmland, Semi-agricultural and Agricultural Commercial Land, and Urban and Built-up Land.[3]; however, the land is not under the Williamson Act.

RESPONSES

a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?

c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)?

d. Result in the loss of forest land or conversion of forest land to non-forest use?

e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

No Impact. The proposed Project site is considered Farmland of Local Importance, Farmland of Statewide Importance, Prime Farmland, Semi-agricultural and Agricultural Commercial Land, and Urban and Built-up Land according to the California Important Farmland Finder; however, it is located in an area defined as Light Industrial by the City of Woodlake. As such, potential conversion of farmlands on this site have been found to be significant and unavoidable in the Woodlake General Plan, 2008-2028 EIR (Sch#2008101159) and a Statement of Overriding Consideration has been adopted by the City. The Project site is not under the Williamson Act contract. Therefore, no new farmland conversion would occur for the Project. The Project is not zoned for forestland and does not propose any zone changes related to forest or timberland. There is ***no impact***.

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[2] City of Woodlake General Plan, Zoning Map. http://www.cityofwoodlake.com/wp-content/uploads/2017/11/City-of-Woodlake-Zoning-Map.pdf. Accessed January 2022.
[3] Department of Conservation, California Important Farmland Finder. https://maps.conservation.ca.gov/DLRP/CIFF/. Accessed January 2022.

Mitigation Measures: None are required.

III. AIR QUALITY

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?	☒	☐	☐	☐
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☒	☐	☐	☐
c. Expose sensitive receptors to substantial pollutant concentrations?	☒	☐	☐	☐
d. Result in other emissions (such as those leading to odors or adversely affecting a substantial number of people)?	☒	☐	☐	☐

ENVIRONMENTAL SETTING

The climate of the City of Woodlake and the San Joaquin Valley is characterized by long, hot summers and stagnant, foggy winters. Precipitation is low and temperature inversions are common. These characteristics are conducive to the formation and retention of air pollutants and are in part influenced by the surrounding mountains which intercept precipitation and act as a barrier to the passage of cold air and air pollutants.

The proposed Project lies within the San Joaquin Valley Air Basin, which is managed by the San Joaquin Valley Air Pollution Control District (SJVAPCD or Air District). National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS) have been established for the following criteria pollutants: carbon monoxide (CO), ozone (O_3), sulfur dioxide (SO_2), nitrogen dioxide (NO_2), particulate matter (PM_{10} and $PM_{2.5}$), and lead (Pb). The CAAQS also set standards for sulfates, hydrogen sulfide, and visibility.

Air quality plans or attainment plans are used to bring the applicable air basin into attainment with all state and federal ambient air quality standards designed to protect the health and safety of residents within that air basin. Areas are classified under the Federal Clean Air Act as either

"attainment", "non-attainment", or "extreme non-attainment" areas for each criteria pollutant based on whether the NAAQS have been achieved or not. Attainment relative to the State standards is determined by the California Air Resources Board (CARB). The San Joaquin Valley is designated as a State and Federal extreme non-attainment area for O_3, a State and Federal non-attainment area for $PM_{2.5}$, a State non-attainment area for PM_{10}, and Federal and State attainment area for CO, SO_2, NO_2, and Pb.[4]

Standards and attainment status for listed pollutants in the Air District can be found in Table 1. Note that both state and federal standards are presented.

Table 1 - Standards and Attainment Status for Listed Pollutants in the Air District

	Federal Standard	California Standard
Ozone	0.075 ppm (8-hr avg)	0.07 ppm (8-hr avg) 0.09 ppm (1-hr avg)
Carbon Monoxide	9.0 ppm (8-hr avg) 35.0 ppm (1-hr avg)	9.0 ppm (8-hr avg) 20.0 ppm (1-hr avg)
Nitrogen Dioxide	0.053 ppm (annual avg)	0.30 ppm (annual avg) 0.18 ppm (1-hr avg)
Sulfur Dioxide	0.03 ppm (annual avg) 0.14 ppm (24-hr avg) 0.5 ppm (3-hr avg)	0.04 ppm (24-hr avg) 0.25 ppm (1hr avg)
Lead	1.5 µg/m3 (calendar quarter) 0.15 µg/m3 (rolling 3-month avg)	1.5 µg/m3 (30-day avg)
Particulate Matter (PM10)	150 µg/m3 (24-hr avg)	20 µg/m3 (annual avg) 50 µg/m3 (24-hr avg)
Particulate Matter (PM2.5)	15 µg/m3 (annual avg)	35 µg/m3 (24-hr avg) 12 µg/m3 (annual avg)

µg/m3 = micrograms per cubic meter

Additional State regulations include:

CARB Portable Equipment Registration Program – This program was designed to allow owners and operators of portable engines and other common construction or farming equipment to register their equipment under a statewide program so they may operate it statewide without the need to obtain a permit from the local air district.

U.S. EPA/CARB Off-Road Mobile Sources Emission Reduction Program – The California Clean Air Act (CCAA) requires CARB to achieve a maximum degree of emissions reductions from off-road mobile sources to attain State Ambient Air Quality Standards (SAAQS); off- road mobile sources include most construction equipment. Tier 1 standards for large compression-ignition engines used in off-road mobile

[4] San Joaquin Valley Air Pollution Control District. Ambient Air Quality Standards & Valley Attainment Status. http://www.valleyair.org/aqinfo/attainment.htm. Accessed April 2021.

sources went into effect in California in 1996. These standards, along with ongoing rulemaking, address emissions of nitrogen oxides (NOX) and toxic particulate matter from diesel engines. CARB is currently developing a control measure to reduce diesel PM and NOX emissions from existing off-road diesel equipment throughout the state.

California Global Warming Solutions Act – Established in 2006, Assembly Bill 32 (AB 32) requires that California's GHG emissions be reduced to 1990 levels by the year 2020. This will be implemented through a statewide cap on GHG emissions, which will be phased in beginning in 2012. AB 32 requires CARB to develop regulations and a mandatory reporting system to monitor global warming emissions levels.

RESPONSES

a. Conflict with or obstruct implementation of the applicable air quality plan?

b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

c. Expose sensitive receptors to substantial pollutant concentrations?

d. Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?

Potentially Significant Impact. The San Joaquin Valley Air Basin (SJVAB) is designated nonattainment of state and federal health-based air quality standards for ozone and $PM_{2.5}$. The SJVAB is designated nonattainment of state PM_{10}. To meet Federal Clean Air Act (CAA) requirements, the SJVAPCD has multiple air quality attainment plan (AQAP) documents, including:

- Extreme Ozone Attainment Demonstration Plan (EOADP) for attainment of the 1-hour ozone standard (2004);
- 2007 Ozone Plan for attainment of the 8-hour ozone standard;
- 2007 PM_{10} Maintenance Plan and Request for Redesignation; and
- 2008 $PM_{2.5}$ Plan.

Because of the region's non-attainment status for ozone, $PM_{2.5}$, and PM_{10}, if the project-generated emissions of either of the ozone precursor pollutants (ROG or NOx), PM_{10}, or $PM_{2.5}$ were to exceed the SJVAPCD's significance thresholds, then the project uses would be considered to conflict with the attainment plans. In addition, if the project uses were to result in a change in land use and corresponding increases in vehicle miles traveled, they may result in an increase in vehicle miles traveled that is unaccounted for in regional emissions inventories contained in regional air quality control plans.

Predicted construction and operational emissions may exceed the SJVAPCD's significance thresholds for ROG, NOx, PM_{10}, and $PM_{2.5}$, could potentially create a cumulatively considerable net increase of these pollutants, could potentially expose sensitive receptors to substantial pollutant concentrations and could result in other emissions. Therefore, this impact is ***potentially significant.***

This topic will be addressed in the Project's forthcoming EIR.

IV. BIOLOGICAL RESOURCES

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
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?	☐	☐	☐	☒
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒

e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

ENVIRONMENTAL SETTING

The proposed Project site is located in a portion of the central San Joaquin Valley that has, for decades, experienced intensive agricultural and urban disturbances. Current agricultural endeavors in the region include dairies, groves, and row crops.

Like most of California, the Central San Joaquin Valley experiences a Mediterranean climate. Warm dry summers are followed by cool moist winters. Summer temperatures usually exceed 90 degrees Fahrenheit, and the relative humidity is generally very low. Winter temperatures rarely raise much above 70 degrees Fahrenheit, with daytime highs often below 60 degrees Fahrenheit. Nearly all precipitation falls in the form of rain and stormwater readily infiltrates the soils of the surrounding the sites.

Native plant and animal species once abundant in the region have become locally extirpated or have experienced large reductions in their populations due to conversion of upland, riparian, and aquatic habitats to agricultural and urban uses. Remaining native habitats are particularly valuable to native wildlife species including special status species that still persist in the region. According to the Woodlake General Plan, most of the open space in the Woodlake area is dominated by agriculture. Citrus, olives, and grazing land are the dominant uses, which may attract the San Joaquin kit fox and burrowing owls.

The Project site currently consists of industrial buildings with graveled parking areas and fallowed agricultural land. The Project site's surrounding lands consist of industrial facilities, active agriculture, roadways and rural residences. A Biological Resource Evaluation (BRE) was prepared for the proposed Project in January 2022 by Colibri Ecological Consulting, LLC (see Appendix A). As part of the BRE, the California Natural Diversity Data Base (CNDDB), the California Native Plant Society's Inventory of Rare and Endangered Plants, and the USFWS special status species lists were queried for records of special-status plant and animal species in the Project area. In addition, a field reconnaissance survey of the Project site was conducted in January 2022. The BRE is included in its entirety in Appendix A.

Antelope Creek, an evidently usually dry channelized waterway, bordered the Project site to the east; its banks supported several ground squirrel burrows. The Project site supported four retention ponds, three of which held water at the time of the BRE survey.

RESPONSES

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?

Less than Significant Impact with Mitigation Incorporation. The USFWS species list for the Project included 13 species listed as threatened, endangered, or candidate under the FESA. Of those 13 species, 12 species could not occur on or near the Project site due to either the lack of habitat, the project site being outside the current range of the species, or the presence of development that would otherwise preclude occurrence. One species, the San Joaquin kit fox (*Vulpes macrotis mutica* – FE, ST), could occur on or near the Project site. As identified in the species list in Appendix A, the Project site does not occur in USFWS-designated or proposed critical habitat for any species (Appendix A).

From the CNDDB record search for special-status species, 16 are known from within five miles of the Project site (Appendix A). Of those species, San Joaquin kit fox (mentioned above) and western mastiff bat (*Eumops perotis californicus* – SSSC) could occur on or near the Project site. In addition, burrowing owl (*Athene cunicularia* – SSSC) and pallid bat (*Antrozous pallidus* – SSSC) were identified in the nine-quad search and could occur on or near the Project site.

Migratory birds could nest on or near the Project site. Bird species that may nest on or near the Project site include, but are not limited to, the house finch (*Haemorhous mexicanus*) and northern mockingbird (*Mimus polyglottos*).

Implementing Mitigation Measures BIO-1 through BIO-4 would reduce any contribution to cumulative impacts on biological resources to a ***less than significant*** level.

Mitigation Measures:

BIO-1

Protect San Joaquin kit fox

To protect San Joaquin kit fox, a qualified biologist shall conduct a pre-construction survey within 30 days prior to the start of ground-disturbing activities to identify potential dens (burrows larger

than 4 inches in diameter) in suitable land cover types on and within 250 feet of the Project site. If potential dens for San Joaquin kit fox are present, their disturbance and destruction shall be avoided. Exclusion zones shall be implemented based on the type of den and current use: Potential Den—50 feet; Known Den—100 feet; Natal or Pupping Den—to be determined on a case-by-case basis in coordination with USFWS and CDFW. All pipes greater than 4 inches in diameter stored on the construction site shall be capped, and exit ramps shall be installed in trenches and other excavations to avoid direct mortality. When possible, construction shall be conducted outside of the breeding season from October 1 to November 30. If den avoidance is not possible, procedures in *U.S. Fish and Wildlife Service Standardized Recommendations for Protection of the Endangered San Joaquin Kit Fox Prior or During Ground Disturbance* (USFWS 2011) shall be followed.

BIO-2

Protect Burrowing Owl

1. Conduct focused burrowing owl surveys to assess the presence/absence of burrowing owl in accordance with the *Staff Report on Burrowing Owl Mitigation* (CDFG 2012) and *Burrowing Owl Survey Protocol and Mitigation Guidelines* (CBOC 1997). These involve conducting four pre-construction survey visits.
2. If a burrowing owl or sign of burrowing owl use (e.g., feathers, guano, pellets) is detected on or within 500 feet of the Project site, and the qualified biologist determines that Project activities would disrupt the owl(s), a construction-free buffer, limited operating period, or passive relocation shall be implemented in consultation with the CDFW.

BIO-3

Protect Roosting Pallid Bat and Western Mastiff Bats

A pre-construction clearance survey shall be conducted by a qualified biologist to ensure that no roosting pallid bats will be disturbed during the implementation of the Project. A pre-construction clearance survey shall be conducted no more than 14 days prior to the initiation of construction activities. During this survey, the qualified biologist shall inspect all potential roosting habitat in and immediately adjacent to the impact areas. If an active roost is found close enough to the construction area to be disturbed by these activities, the qualified biologist shall determine the extent of a construction-free buffer to be established around the roost. If work cannot proceed without disturbing the roosting bats, work may need to be halted or redirected to other areas until the roost is no longer in use.

BIO-4

Protect Nesting Birds

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

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 U.S. Fish and Wildlife Service?

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?

No Impact. The channelized Antelope Creek is within 50 feet of the Project site. As a stream in California, it is under the regulatory jurisdiction of the CDFW; as a potential surface water in California, it may be under the regulatory jurisdiction of the SWRCB; and as a potential tributary of the St Johns River, it may be under the regulatory jurisdiction of the USACE; however, due to distance from the Project site, no impacts to Antelope Creek are anticipated.

In addition, four retention ponds were on the Project site (Appendix A). Although these represent surface waters in California, they do not qualify as waters of the state under the regulatory jurisdiction of the SWRCB because they were constructed and are maintained. No impacts to protected wetlands will occur due to Project implementation.

Mitigation Measures: None are required.

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?

No Impact. There are no natural waterways or natural vegetation on the subject site. There would be ***no impact*** to native species movement.

Mitigation Measures: None are required.

e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

No Impact. The City of Woodlake's General Plan includes policies for the protection of biological resources, including minimizing the impact of new development on biotic resources. The proposed Project would not conflict with any of the adopted policies. There is ***no impact.***

Mitigation Measures: None are required.

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?

No Impact. The proposed Project site is not within an area set aside for the conservation of habitat or sensitive plant or animal species pursuant to a Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. As such, there is ***no impact***.

Mitigation Measures: None are required.

V. CULTURAL RESOURCES

Would the project:

		Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a.	Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	☐	☐	☐	☒
b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☒	☐	☐
c.	Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐

ENVIRONMENTAL SETTING

Archaeological resources are places where human activity has measurably altered the earth or left deposits of physical remains. Archaeological resources may be either prehistoric (before the introduction of writing in a particular area) or historic (after the introduction of writing). The majority of such places in this region are associated with either Native American or Euroamerican occupation of the area. The most frequently encountered prehistoric and early historic Native American archaeological sites are village settlements with residential areas and sometimes cemeteries; temporary camps where food and raw materials were collected; smaller, briefly occupied sites where tools were manufactured or repaired; and special-use areas like caves, rock shelters, and sites of rock art. Historic archaeological sites may include foundations or features such as privies, corrals, and trash dumps.

The prehistoric and historic site records and literature search was completed by the California Historical Resources Information System, Southern San Joaquin Valley Information Center (CHRIS/SSJVIC), California State University Bakersfield (File RS# 21-098, March 29, 2021). Specialized listings for cultural resources consulted by the SSJVIC include the Historic Properties Directory for Tulare County with the most recent updates of the National Register of Historic Places, California Historical Landmarks, and California Points of Historical Interest as well as other evaluations of properties reviewed by the State of California Office of Historic Preservation. Other sources consulted by the SSJVIC include California Inventory of Historic Resources, California Points of Historical Interest, and California Register. In

addition, The California History Plan and Five Views: An Ethnic Sites Survey for California, Historic Properties Directory and available local and regional surveys/inventories/historic maps were consulted.

The records search found that two previous cultural resource studies have been conducted within the project area, and ten cultural resource studies have been conducted within a one-half mile radius. There are five recorded resources within the one-half mile radius, P-54-003992, 004003, 004034, 004614, and 004875. These resources consist of historic era storage tanks, Bravo Lake, another historic era railroad, an historic era canal, and an historic era ditch.

Resource P-54-004614, the Friant-Kern Canal, has been given a National Register Status Code of 2S2, indicating this property has been determined eligible for listing in the National Register of Historic Places by a consensus through the Section 106 process. The resource is listed in the California Register of Historical Resources. There are no other recorded cultural resources within the project area or radius that are listed in the National Register of Historic Places, the California Register of Historical Resources, the California Points of Historical Interest, California Inventory of Historic Resources, or the California State Historic Landmarks. See Appendix B.

No additional archaeological or historic resources were identified within or near the project site.

RESPONSES

a. Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?

b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

c. Disturb any human remains, including those interred outside of formal cemeteries?

Less Than Significant Impact With Mitigation. The Project area is highly disturbed, consisting developed industrial/warehouse uses and vacant land, lined on the western and northern boundaries with trees. There are no known or visible cultural, historic or archaeological resources, paleontological resources, or human remains that exist on the surface of the project area.

Although no cultural or archaeological resources, paleontological resources or human remains have been identified in the project area, the possibility exists that such resources or remains may be discovered during Project site preparation, excavation and/or grading activities. Mitigation Measures CUL – 1 and CUL – 2 will be implemented to ensure that Project will result in ***less than significant impacts with mitigation***.

Mitigation Measures:

CUL – 1 Should evidence of prehistoric archeological resources be discovered during construction, the contractor shall halt all work within 25 feet of the find and the resource shall be evaluated by a qualified archaeologist. If evidence of any archaeological, cultural, and/or historical deposits is found, hand excavation and/or mechanical excavation shall proceed to evaluate the deposits for determination of significance as defined by the CEQA guidelines. The archaeologist shall submit reports, to the satisfaction of the City of Woodlake, describing the testing program and subsequent results. These reports shall identify any program mitigation that the project proponent shall complete in order to mitigate archaeological impacts (including resource recovery and/or avoidance testing and analysis, removal, reburial, and curation of archaeological resources).

CUL – 2 In order to ensure that the proposed project does not impact buried human remains during project construction, the project proponent shall be responsible for on-going monitoring of project construction. Prior to the issuance of any grading permit, the project proponent shall provide the City of Woodlake with documentation identifying construction personnel that will be responsible for on-site monitoring. If buried human remains are encountered during construction, further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall be halted until the Tulare County Coroner is contacted and the coroner has made the determinations and notifications required pursuant to Health and Safety Code Section 7050.5. If the coroner determines that Health and Safety Code Section 7050.5(c) require that he give notice to the Native American Heritage Commission, then such notice shall be given within 24 hours, as required by Health and Safety Code Section 7050.5(c). In that event, the NAHC will conduct the notifications required by Public Resources Code Section 5097.98. Until the consultations described below have been completed, the landowner shall further ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices where Native American human remains are located, is not disturbed by further development activity until the landowner has discussed and conferred with the Most Likely Descendants on all reasonable options regarding the descendants' preferences and treatments, as prescribed by Public Resources Code Section 5097.98(b). The NAHC will mediate any disputes regarding treatment of remains in accordance with Public Resources Code Section 5097.94(k). The landowner shall be entitled to exercise rights established by Public Resources Code Section 5097.98(e) if any of the circumstances established by that provision become applicable.

VI. ENERGY

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☒	☐	☐	☐
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☒	☐	☐	☐

ENVIRONMENTAL SETTING

California's total energy consumption is second-highest in the nation, but in 2018 the state's per capita energy consumption ranked the fourth-lowest, due in part to its mild climate and its energy efficiency programs.[5] In 2018, California was the top-ranking producer of electricity from solar, geothermal and biomass energy, and second in the nation in conventional hydroelectric power generation.

Energy usage is typically quantified using the British thermal unit (BTU). As a point of reference, the approximately amounts of energy contained in common energy sources are as follows:

Energy Source	BTUs[6]
Gasoline	120,286 per gallon
Natural Gas	1,037 per cubic foot
Electricity	3,412 per kilowatt-hour

[5] U.S. Energy Information Administration. Independent Statistics and Analysis. California Profile Overview. https://www.eia.gov/state/?sid=CA#tabs-1. Accessed January 2022.

[6] U.S. Energy Information Administration. Energy Units and Calculators Explained.https://www.eia.gov/energyexplained/units-and-calculators/british-thermal-units.php. Accessed January 2022.

California electrical consumption in 2020 was 853.6 trillion BTU[7], as provided in Table 3, while total electrical consumption by Tulare County in 2020 was 4642.81 GWh (or 15.842 trillion BTU).[8]

California Electricity Consumption Estimates 2020[9]

End User	BTU of energy consumed (in trillions)	Percentage of total consumption
Residential	323.9	37.94
Commercial	365.1	42.77
Industrial	162.5	19.04
Transportation	2.1	0.25
Total	**853.6**	--

The California Department of Transportation (Caltrans) reports that approximately 36.42 million vehicles were registered in the state in 2019, while in 2018 a total estimated 347.2 billion vehicles miles were traveled (VMT).[10]

RESPONSES

a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Potentially Significant Impact. The proposed Project consists of the development of a 1,500,000 sf industrial park. The Project would introduce energy usage on a site that is currently demanding minimal energy. Therefore, this impact is ***potentially significant.***

This topic will be addressed in the Project's forthcoming EIR.

[7] U.S. Energy Information Administration. Independent Statistics and Analysis. California Profile Overview. https://www.eia.gov/state/?sid=CA#tabs-1. Accessed January 2022.

[8] California Energy Commission. Electricity Consumption by County. http://ecdms.energy.ca.gov/elecbycounty.aspx. Accessed January 2022.

[9] U.S. Energy Information Administration. Electricity Consumption Estimates. https://www.eia.gov/state/seds/sep_fuel/html/pdf/fuel_use_es.pdf. Accessed January 2022

[10] Caltrans. 2020. California Transportation Fact Booklet. https://dot.ca.gov/-/media/dot-media/programs/research-innovation-system-information/documents/caltrans-fact-booklets/2020-cfb-v2-a11y.pdf. Accessed January 2022.

VII. GEOLOGY AND SOILS

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
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?	☐	☐	☒	☐
b. Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
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?	☐	☐	☒	☐
d. Be located on expansive soil, as defined in Table 18-1-B of the most recently adopted Uniform Building Code	☐	☐	☒	☐

	creating substantial direct or indirect risks to life or property?				
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?	☐	☐	☐	☒
f.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐

ENVIRONMENTAL SETTING

The City of Woodlake is situated along the western slope of a northwest-trending belt of rocks comprising the Sierra Nevada and within the southern portion of the Cascade Range. The Sierra Nevada geomorphic province is primarily composed of cretaceous granitic plutons and remnants of Paleozoic and Mesozoic metavolcanic and metasedimentary rocks, and Cenozoic volcan and sedimentary rocks.

There are no known active earthquake faults in the City of Woodlake. According to the Woodlake General Plan, the nearest active faults are the San Andreas, 65 miles west; the Owens Valley, 75 miles east; and the White Wolf; 75 miles south.

The Woodlake General Plan also states that much of the Project area has soils with high clay content that can expand and contract as water conditions change.

RESPONSES

a-i. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving 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.

a-ii. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?

a-iii. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?

a-iv. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?

Less Than Significant Impact. The proposed Project site is not located in an earthquake fault zone as delineated by the 1972 Alquist-Priolo Earthquake Fault Zoning Map Act.[11] The nearest known potentially active fault is the Clovis Fault, located over thirty miles northwest of the site. No active faults have been mapped within the Project boundaries, so there is no potential for fault rupture. It is anticipated that the proposed Project site would be subject to some ground acceleration and ground shaking associated with seismic activity during its design life. The Project site would be engineered and constructed in strict accordance with the earthquake resistant design requirements contained in the latest edition of the California Building Code (CBC) for seismic zone III, as well as Title 24 of the California Administrative Code, and therefore would avoid potential seismically induced hazards on planned structures. The impact of seismic hazards on the project would be ***less than significant.***

Mitigation Measures: None are required.

b. Result in substantial soil erosion or the loss of topsoil?

Less than Significant Impact. The proposed Project will construct and operate an industrial park which includes cannabis retail and distribution facilities with the associated improvements. The Project site has a generally flat topography, is in an established urban area and does not include any Project features that would result in soil erosion or loss of topsoil. Therefore, the impact is ***less than significant***.

Mitigation Measures: None are required.

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?

[11] California Department of Conservation. EQ Zapp: California Earthquake Hazards Zone Application. https://maps.conservation.ca.gov/cgs/EQZApp/app/. Accessed January 2022.

Less than Significant Impact. As described in Responses (a.iii) and (a.iv) above, the proposed Project would not require a substantial grade change or change in topography. Any impacts would be ***less than significant.***

Mitigation Measures: None are required.

d. Be located on expansive soil, as defined in Table 18-1-B of the most recently adopted Uniform Building Code creating substantial risks to life or property?

Less than Significant Impact. See Responses (c) and (a-ii). The impact is ***less than significant***.

Mitigation Measures: None are required.

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?

No Impact. The proposed Project will tie into the existing City water, wastewater, and stormdrain systems and will not require installation of a septic tank or alternate wastewater disposal system. There is ***no impact.***

Mitigation Measures: None are required.

f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less Than Significant Impact. As identified in the previous cultural studies perform for the project site, there are no known paleontological resources on or near the site (see Section V. for more details). Mitigation measures have been added that will protect unknown (buried) resources during construction, including paleontological resources. There are no unique geological features on site or in the area. Therefore, there is a ***less than significant impact.***

Mitigation Measures: None are required.

VIII. GREENHOUSE GAS EMISSIONS

Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☒	☐	☐	☐
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☒	☐	☐	☐

ENVIRONMENTAL SETTING

Various gases in the earth's atmosphere play an important role in moderating the earth's surface temperature. Solar radiation enters earth's atmosphere from space and a portion of the radiation is absorbed by the earth's surface. The earth emits this radiation back toward space, but the properties of the radiation change from high-frequency solar radiation to lower-frequency infrared radiation. GHGs are transparent to solar radiation but are effective in absorbing infrared radiation. Consequently, radiation that would otherwise escape back into space is retained, resulting in a warming of the earth's atmosphere. This phenomenon is known as the greenhouse effect. Scientific research to date indicates that some of the observed climate change is a result of increased GHG emissions associated with human activity.

Among the GHGs contributing to the greenhouse effect are water vapor, carbon dioxide (CO_2), methane (CH_4), ozone, Nitrous Oxide (NO_x), and chlorofluorocarbons. Human-caused emissions of these GHGs in excess of natural ambient concentrations are considered responsible for enhancing the greenhouse effect. GHG emissions contributing to global climate change are attributable, in large part, to human activities associated with the industrial/manufacturing, utility, transportation, residential, and agricultural sectors.

In California, the transportation sector is the largest emitter of GHGs, followed by electricity generation. Global climate change is, indeed, a global issue. GHGs are global pollutants, unlike criteria pollutants and TACs (which are pollutants of regional and/or local concern). Global climate change, if it occurs, could potentially affect water resources in California. Rising temperatures could be anticipated to result in sea-level rise (as polar ice caps melt) and possibly change the timing and amount of precipitation, which could alter water quality. According to some, climate change could result in more extreme weather

patterns; both heavier precipitation that could lead to flooding, as well as more extended drought periods. There is uncertainty regarding the timing, magnitude, and nature of the potential changes to water resources as a result of climate change; however, several trends are evident.

Snowpack and snowmelt may also be affected by climate change. Much of California's precipitation falls as snow in the Sierra Nevada and southern Cascades, and snowpack represents approximately 35 percent of the state's useable annual water supply. The snowmelt typically occurs from April through July; it provides natural water flow to streams and reservoirs after the annual rainy season has ended. As air temperatures increase due to climate change, the water stored in California's snowpack could be affected by increasing temperatures resulting in: (1) decreased snowfall, and (2) earlier snowmelt.

RESPONSES

a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Potentially Significant Impact. Greenhouse gas emissions would generate from long-term area and mobile sources as well as indirectly from energy consumption. Mobile sources would include residential vehicle trips and area source emissions would result from consumption of natural gas and electricity. Potential impacts to greenhouse gas emissions are ***potentially significant*** and as such, will be analyzed in the forthcoming EIR.

IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

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

IX. HAZARDS AND HAZARDOUS MATERIALS **Would the project:**	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
response plan or emergency evacuation plan?				
g. Expose people or structures either directly or indirectly to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☐	☒

ENVIRONMENTAL SETTING

The area immediately surrounding the proposed Project consists of industrial and agricultural uses. The proposed Project site consists of an existing industrial area and vacant land. Trees are planted along its northern and western boundaries and a chain link fence runs along the perimeter of the entire site.

RESPONSES

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

b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Less than Significant Impact. This impact is associated with hazards caused by the routine transport, use, or disposal of hazardous materials or through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Proposed Project construction activities may involve the use and transport of hazardous materials. These materials may include fuels, oils, mechanical fluids, and other chemicals used during construction. Transportation, storage, use, and disposal of hazardous materials during construction activities would be required to comply with applicable federal, state, and local statutes and regulations. Compliance would ensure that human health and the environment are not exposed to hazardous materials. In addition, the Project would be required to comply with the National Pollutant Discharge Elimination System (NPDES) permit program through the submission and implementation of a Stormwater Pollution Prevention Plan during construction activities to prevent contaminated runoff from leaving the project site. Therefore, no significant impacts would occur during construction activities.

The operational phase of the proposed Project would occur after construction is completed and employees move in to occupy the expanded space on a day-to-day basis. The proposed Project includes land uses that

are considered compatible with the surrounding uses with a Conditional Use Permit. None of these land uses routinely transport, use, or dispose of hazardous materials, or present a reasonably foreseeable release of hazardous materials, with the exception of common commercial grade hazardous materials such as household and commercial cleaners, paint, etc. The proposed Project would not create a significant hazard through the routine transport, use, or disposal of hazardous materials, nor would a significant hazard to the public or to the environment through the reasonably foreseeable upset and accidental conditions involving the likely release of hazardous materials into the environment occur. Therefore, the proposed Project will not create a significant hazard to the public or the environment and any impacts would be ***less than significant***.

Mitigation Measures: None are required.

c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

No Impact. No schools are located within 0.25 mile of the Project site. This condition precludes the possibility of activities associated with the proposed Project exposing schools within a 0.25-mile radius of the project site to hazardous materials. ***No impact*** would occur.

Mitigation Measures: None are required.

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?

No Impact. The proposed Project site is not located on a list of hazardous materials sites complied pursuant to Government Code Section 65962.5 (Geotracker and DTSC Envirostor databases – accessed in January 2022).[12] There are no hazardous materials sites that impact the Project. As such, ***no impacts*** would occur that would create a significant hazard to the public or the environment.

Mitigation Measures: None are required.

[12] California Department of Toxic Substances Control. Envirostor Database. http://www.envirostor.dtsc.ca.gov/public/map/?myaddress=woodlake+ca. Accessed January 2022.

e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

Less than Significant Impact. There are no private airstrips in the Project vicinity. The Woodlake Municipal Airport is located approximately 0.7 miles southeast of the site. The proposed site is located inside the Airport Land Use Plan's Safety Zone 6 (Traffic Pattern Zone).[13] However, the proposed Project does not include residential development, which would require adherence to restrictive development policies provided by the ALUC. The Tulare County Airport Land Use Compatibility Matrix identifies "warehouse, wholesale and distributing" as well as "industrial manufacturing" and "indoor processes" as compatible land uses within Safety Zone 6. Furthermore, the proposed land use would not substantially contribute to the severity of an aircraft accident nor result in a substantial safety hazard for people residing or working in the Project area. Thus, any impacts are ***less than significant***.

Mitigation Measures: None are required.

f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

No Impact. The Project will not interfere with any adopted emergency response or evacuation plan. There is ***no impact.***

Mitigation Measures: None are required.

g. 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?

No Impact. There are no wildlands on or near the Project site. There is ***no impact***.

Mitigation Measures: None are required.

[13] Tulare County Comprehensive Airport Land Use Plan. December 2012. https://tularecounty.ca.gov/rma/rma-documents/planning-documents/tulare-county-comprehensive-airport-land-use-plan/. Accessed January 2022.

X. HYDROLOGY AND WATER QUALITY

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	☐	☐	☒	☐
i. Result in substantial erosion or siltation on- or off- site;	☐	☐	☒	☐
ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☐	☐	☒	☐
iii. create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	☒	☐
iv. impede or redirect flood flows?	☐	☐	☒	☐

X. HYDROLOGY AND WATER QUALITY

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☒	☐
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

ENVIRONMENTAL SETTING

The City of Woodlake obtains its water supply from a vast aquifer underlying the San Joaquin Valley. The City provides water service to all developed areas within the City and the unincorporated county service area called Wells Tract, which contains approximately 50 residential dwellings.

Water is supplied to the City by five wells that are located in the southern portion of the City; adjacent to the St. Johns River. The yield of city wells ranges from 350 to 1,500 gallons per minute.

RESPONSES

a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Less Than Significant Impact. The Project has the potential to impact water quality standards and/or waste discharge requirements during construction (temporary impacts) and operation. Impacts are discussed below.

Construction

Grading, excavation and loading activities associated with construction activities could temporarily increase runoff, erosion, and sedimentation. Construction activities also could result in soil compaction and wind erosion effects that could adversely affect soils and reduce the revegetation potential at construction sites and staging areas.

Three general sources of potential short-term construction-related stormwater pollution associated with the proposed project are: 1) the handling, storage, and disposal of construction materials containing pollutants; 2) the maintenance and operation of construction equipment; and 3) earth moving activities which, when not controlled, may generate soil erosion and transportation, via storm runoff or mechanical equipment. Generally, routine safety precautions for handling and storing construction materials may effectively mitigate the potential pollution of stormwater by these materials. These same types of common sense, "good housekeeping" procedures can be extended to non-hazardous stormwater pollutants such as sawdust and other solid wastes.

Poorly maintained vehicles and heavy equipment leaking fuel, oil, antifreeze, or other fluids on the construction site are also common sources of stormwater pollution and soil contamination. In addition, grading activities can greatly increase erosion processes. Two general strategies are recommended to prevent construction silt from entering local storm drains. First, erosion control procedures should be implemented for those areas that must be exposed. Secondly, the area should be secured to control offsite migration of pollutants. These Best Management Practices (BMPs) would be required in the Stormwater Pollution Prevention Plan (SWPPP) to be prepared prior to commencement of Project construction. When properly designed and implemented, these "good-housekeeping" practices are expected to reduce short-term construction-related impacts to less than significant.

In accordance with the National Pollution Discharge Elimination System (NPDES) Stormwater Program, the Project will be required to comply with existing regulatory requirements to prepare a SWPPP designed to control erosion and the loss of topsoil to the extent practicable using BMPs that the Regional Water Quality Control Board (RWQCB) has deemed effective in controlling erosion, sedimentation, runoff during construction activities. The specific controls are subject to the review and approval by the RWQCB and are an existing regulatory requirement.

Operation

The proposed Project includes the construction and operation of a 47-acre industrial center that will house various industrial uses allowable by the zone district, including cannabis cultivation, manufacturing, retail and distribution, which is allowable with a Conditional Use Permit. The Project will tie into the existing City water and wastewater systems, and will direct stormwater to three on-site basins that will be constructed as part of the Project. Any grow operations will utilize the existing well connection for water. The State Water Resources Control Board has established General Order WQ 2019-0001-DWQ for cannabis cultivation. Any proposed cannabis tenants will be in compliance with the rules and requirements set forth in the General Order.

Therefore, any impacts are ***less than significant.***

Mitigation Measures: None are required.

b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Less than Significant Impact. According to the Woodlake General Plan 2008-2028, the aquifer underlying the City is a good supply of water, although the relative shallowness of the water table can make the supply susceptible to surface contaminants. The water table is recharged primarily by water moving downhill from the watersheds of Sierra Nevada streams. The St. Johns River, which forms the southern boundary of the City of Woodlake, charges the aquifer from which Woodlake pumps its domestic water.

Project demands for groundwater resources in connection with the proposed Project would not substantially deplete groundwater supplies and/or otherwise interfere with groundwater recharge efforts being implemented by the City of Woodlake. The proposed Project is not anticipated to result in additional demands for groundwater resources beyond those considered in the adopted City of Woodlake General Plan as the proposed Project is an allowable use within the land designation, with an approved Conditional Use Permit. Any impacts would be ***less than significant***.

Mitigation Measures: None are required.

c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

   i. result in substantial erosion or siltation on- or offsite;

   ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;

   iii. create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or

   iv. impede or redirect flood flows?

The proposed Project includes changes to the existing stormwater drainage pattern of the area through the installation of new buildings, parking areas, landscaping, and sidewalks. Stormwater will be directed

to three on-site basins that will be constructed as part of the project. All stormwater will remain on-site. The proposed Project will be required to comply with existing regulatory requirements to prepare a SWPPP which will limit on or offsite erosion or siltation. The Project would not otherwise degrade water quality. The project will have a ***less than significant impact.***

Mitigation Measures: None are required.

d. In flood hazard, tsunami or seiche zones, risk release of pollutants due to project inundation?

e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Less than Significant Impact. The Project is located outside the Flood Inundation Area, defined by the City of Woodlake Special Flood Hazard Area Map. These maps are provided by the Tulare County Multi-Jurisdictional Local Hazard Mitigation Plan[14] (MJLHMP) a compiled by Tulare County, FEMA, USGS, USDA and US Census.

The City of Woodlake is located inside the Terminus Dam inundation area. If the Terminus Dam failed while at full capacity, its floodwaters would arrive in Woodlake within approximately six hours. The Project is located inside the Dam Inundation Area, defined by the City of Woodlake Dam Inundation Area Map. Dam failure has been adequately planned for through the Tulare County MJLHMP, which the proposed Project is required to be in compliance with. The project will not conflict with any water quality control plans or sustainable groundwater management plan. Therefore, any impacts are ***less than significant***.

Mitigation Measures: None are required.

[14] Tulare County Multi-Jurisdictional Local Hazard Mitigation Plan. March, 2018. http://www.dinuba.org/images/2018/Tulare_County_MJLHMP-COMP-2018.pdf. Accessed February 2022.

XI. LAND USE AND PLANNING

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a. Physically divide an established community?	☐	☐	☐	☒
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒

ENVIRONMENTAL SETTING

The proposed Project site is in the southwestern portion of the City of Woodlake. The Project vicinity is heavily disturbed with industrial, rural residential and agricultural uses. Portions of the site are currently developed and operating with industrial/warehouse uses, see Figure 2 – Aerial Map. The site is zoned Light Industrial and the General Plan Land Use Designation is Industrial.

RESPONSES

a. Physically divide an established community?

No Impact. The construction and operation of the Project would not cause any land use changes in the surrounding vicinity nor would it divide an established community, as the industrial use would not change. ***No impacts*** would occur as a result of this Project.

Mitigation Measures: None are required.

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?

No Impact. As noted earlier, the proposed Project includes construction and operation of a 47-acre industrial center that will house various industrial uses allowable by the zone district, including cannabis

cultivation, manufacturing, retail and distribution, which is allowable with a Conditional Use Permit. The industrial park includes construction and operation of seventeen buildings ranging in size of 75,000 sf to 87,000 sf for a total of up to 1,500,000 sf of industrial space. The Project also includes construction of ponding basins, internal access roads, 700 parking spaces and associated landscaping, sidewalk, and fencing. The proposed Project is an allowable use within the existing zone district, with the approval of a Conditional Use Permit for the Cannabis Cultivation, Manufacturing, Retail and Distribution License. The proposed Project will be in accordance with Chapter 5.48 of the Woodlake Municipal Code which allows cannabis businesses and establishes permitting procedures and regulations. There is ***no impact.***

Mitigation Measures: None are required.

XII. MINERAL RESOURCES

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

ENVIRONMENTAL SETTING

There are no known mineral resources within the planning area and no known mining of mineral resources occurs in the City of Woodlake. The closest significant mineral resources consist of sand and gravel deposits along the St. Johns River southeast of Woodlake, near the Sierra Nevada foothills.[15]

RESPONSES

a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

No Impact. There are no known mineral resources in the proposed Project area and the site is not included in a State classified mineral resource zones. Therefore, there is ***no impact***.

Mitigation Measures: None are required.

[15] City of Woodlake General Plan. Open Space, Parks, Recreation and Conservation Element. Page 7.

XIII. NOISE

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b. Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

ENVIRONMENTAL SETTING

The Project site is located within the City of Woodlake in an industrial, rural residential and agricultural area, see Figure 2 – Site Aerial. Portions of the site are currently developed with industrial/warehouse uses.

RESPONSES

a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

b. Generation of excessive groundborne vibration or groundborne noise levels?

Less than Significant Impact.

Short-term (Construction) Noise Impacts

Proposed Project construction related activities will involve temporary noise sources and are anticipated occur starting in 2022 and will continue to buildout as the market demands. Typical construction related equipment include graders, trenchers, small tractors and excavators. During the proposed Project construction, noise from construction related activities will contribute to the noise environment in the immediate vicinity. Activities involved in construction will generate maximum noise levels, as indicated in Table 5, ranging from 79 to 91 dBA at a distance of 50 feet, without feasible noise control (e.g., mufflers) and ranging from 75 to 80 dBA at a distance of 50 feet, with feasible noise controls.

Table 5
Typical Construction Noise Levels

Type of Equipment	dBA at 50 ft	
	Without Feasible Noise Control	With Feasible Noise Control
Dozer or Tractor	80	75
Excavator	88	80
Scraper	88	80
Front End Loader	79	75
Backhoe	85	75
Grader	85	75
Truck	91	75

The distinction between short-term construction noise impacts and long-term operational noise impacts is a typical one in both CEQA documents and local noise ordinances, which generally recognize the reality that short-term noise from construction is inevitable and cannot be mitigated beyond a certain level. Thus, local agencies frequently tolerate short-term noise at levels that they would not accept for permanent noise sources. A more severe approach would be impractical and might preclude the kind of construction activities that are to be expected from time to time in urban environments. Most residents of urban areas recognize this reality and expect to hear construction activities on occasion.

In addition, construction activities would not occur between the hours of 10:00 PM and 7:00 AM, in accordance with Woodlake Municipal Code Section 8.24.020, which limits work "between the hours of ten p.m. of one day and seven a.m. of the following day…" Further restrictions on construction noise may be placed on the project as determined through the Conditional Use permit process.

Long-term (Operational) Noise Impacts

The primary source of on-going noise from the proposed Project will be from vehicles traveling to and from the site. Project implementation will generate noise associated with hitching and unhitching trailers and an increase in traffic on some roadways in the Project area. However, the new trips associated with the project is not likely to increase the ambient noise levels by a significant amount, as the site is surrounded by active agriculture. In accordance with the Woodlake Municipal Code, commercial cannabis operations shall be subject to the City's noise and nuisance ordinances. Additionally, deliveries to the commercial cannabis business may only take place during regular business hours. As such, any impacts would be ***less than significant***.

Mitigation Measures: None are required.

c. For a project located within the vicinity of a private airstrip or an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. As noted earlier, the Woodlake Municipal Airport is located approximately 0.7 miles southeast of the Project site. The proposed site is located inside the Airport Land Use Plan's Safety Zone 6 (Traffic Pattern Zone)[16], and well outside the CNEL contours. The proposed Project also does not include residential development, which would require adherence to restrictive development policies provided by the ALUC. The Tulare County Airport Land Use Compatibility Matrix identifies "warehouse, wholesale and distributing" as well as "industrial manufacturing" and "indoor processes" as compatible land uses within Safety Zone 6. Therefore, there is ***no impact***.

Mitigation Measures: None are required.

[16] Tulare County Comprehensive Airport Land Use Plan. December 2012. https://tularecounty.ca.gov/rma/rma-documents/planning-documents/tulare-county-comprehensive-airport-land-use-plan/. Accessed January 2022.

XIV. POPULATION AND HOUSING

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
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)?	☐	☐	☐	☒
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

ENVIRONMENTAL SETTING

The State Department of Finance, which provides population projections for cities and counties in California, estimated Woodlake's population to be 8,054 on January 1, 2021[17], up from the 2011 census figure of 7,316.

The proposed Project is located in an area dominated by agricultural, rural residential and industrial uses. The nearest residences are approximately 0.3 miles to the north and south.

RESPONSES

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)?

b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

[17] City of Woodlake General Plan Draft Environmental Impact Report. Page 21.

No Impact. There are no new homes associated with the proposed Project and there are no residential structures currently on-site. The proposed Project would be an industrial operation that would provide new jobs in the Woodlake area, which could be readily filled by the existing employment base, given the City's existing unemployment rates. The proposed Project will not affect any regional population, housing, or employment projections anticipated by City policy documents. There is ***no impact***.

Mitigation Measures: None are required.

XV. PUBLIC SERVICES

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
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:				
Fire protection?	☐	☐	☒	☐
Police protection?	☐	☐	☒	☐
Schools?	☐	☐	☐	☒
Parks?	☐	☐	☐	☒
Other public facilities?	☐	☐	☐	☒

ENVIRONMENTAL SETTING

The proposed Project site is located in an area that is already served by public service systems. The City of Woodlake Fire Department provides the City and the surrounding area with fire protection services. The Fire Department is just over one mile northeast of the proposed Project site. The Woodlake Police Department is located approximately 1.3 miles northeast of the proposed Project site. The Woodlake Unified School District and Tulare County Office of Education serves the Project area and the City provides several types of parks and other public facilities.

RESPONSES

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:

Fire protection?

Less than Significant Impact. The proposed Project site will continue to be served by the City of Woodlake Fire Department, which is just over one mile northeast of the proposed Project site. The City of Woodlake Fire Department has reviewed the proposed Project and determined that no additional fire personnel or equipment is anticipated. The impact is ***less than significant***.

Police Protection?

Less than Significant Impact. The proposed Project will continue to be served by the City of Woodlake police department. No additional police personnel or equipment is anticipated. The impact is ***less than significant.***

Schools?

No Impact. The direct increase in demand for schools is normally associated with new residential projects that bring new families with school-aged children to a region. The proposed Project does not contain any residential uses. The proposed Project, therefore, would not result in an influx of new students in the Project area and is not expected to result in an increased demand upon District resources and would not require the construction of new facilities. There is ***no impact***.

Parks?

No Impact. The Project would not result in an increase in demand for parks and recreation facilities because it would not result in an increase in population. Accordingly, the proposed Project would have ***no impacts*** on parks.

Other public facilities?

No Impact. The proposed Project is within the land use and growth projections identified in the City's General Plan and other infrastructure studies. The Project, therefore, would not result in increased demand for, or impacts on, other public facilities such as library services. Accordingly, ***no impact*** would occur.

Mitigation Measures: None are required.

XVI. RECREATION

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

ENVIRONMENTAL SETTING

The City of Woodlake currently has two developed park sites and one privately owned park site, located in Olivewood Estates. Willow Court Park, containing 3.91 acres, contains a baseball filed, playground equipment and a low elevation area designated for storm water detention. Miller-Brown Park, containing 6.74 acres, houses playground equipment, picnic arbors, a skate park feature, and a basketball court. A small watercourse traverses the area. In addition to the city's parks, the athletic fields on the campuses of Woodlake's two school districts provide recreational opportunities after school hours.

RESPONSES

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?

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?

No Impact. The proposed Project does not include the construction of residential uses and would not directly or indirectly induce population growth. Therefore, the proposed Project would not cause physical deterioration of existing recreational facilities from increased usage or result in the need for new or expanded recreational facilities. The Project would have ***no impact*** to existing parks.

Mitigation Measures: None are required.

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

ENVIRONMENTAL SETTING

The proposed Project is located at the South East Corner of Ave 342 & Road 204. Woodlake is bisected by SR 216 and SR 245 and the City is situated five miles north of SR 198. The proposed Project includes constructing and operating an 47-acre industrial center, with seventeen buildings ranging in size of 75,000 sf to 87,000 sf for a total of up to 1,500,000 sf of industrial space, that will house various industrial uses allowable by the zone district, including cannabis cultivation, manufacturing, retail and distribution.

RESPONSES

a. Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

b. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

Potentially Significant Impact. Project related traffic generation could potentially have significant impacts to local and regional transportation systems. Additionally, VMT generation could potentially conflict with CEQA Guidelines section 15064.3 and as such, these impact areas will be analyzed in the forthcoming EIR.

c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

d. Result in inadequate emergency access?

Less than Significant Impact. No roadway design features associated with this proposed Project would result in an increase in hazards due to a design feature or be an incompatible use. There are two points of ingress/egress to the proposed Project site and each of these points will be sized appropriately for emergency vehicles. As such, the proposed Project has been appropriately designed for emergency access. Any impacts would be considered ***less than significant.***

Mitigation Measures: None are required.

XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☐	☐	☒	☐
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of the Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☐	☒	☐

RESPONSES

a). Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or

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

Less than Significant Impact. A Tribal Cultural Resource (TCR) is defined under Public Resources Code section 21074 as a site, feature, place, cultural landscape that is geographically defined in terms of size and scope, sacred place, and object with cultural value to a California Native American tribe that are either included and that is listed or eligible for inclusion in the California Register of Historic Resources or in a local register of historical resources, or if the City of Woodlake, acting as the Lead Agency, supported by substantial evidence, chooses at its discretion to treat the resource as a TCR. As discussed above, under Section V, Cultural Resources, criteria (b) and (d), no known archeological resources, ethnographic sites or Native American remains are located on the proposed Project site. As discussed under criterion (b) implementation of Mitigation Measure CULT-1 would reduce impacts to unknown archaeological deposits, including TCRs, to a less than significant level. As discussed under criterion (d), compliance with California Health and Safety Code Section 7050.5 would reduce the likelihood of disturbing or discovering human remains, including those of Native Americans.

The Native American Heritage Commission (NAHC) has performed a Sacred Lands File search for sites located on or near the Project site, with negative results. The NAHC also provided a consultation list of tribal governments with traditional lands or cultural places located within the project area. An opportunity has been provided to Native American tribes listed by the Native American Heritage Commission during the CEQA process as required by AB 52. No responses were received by the City in response to the consultation request within the mandatory response timeframes; therefore, this Initial Study has been completed consistent and compliant with AB 52. Any impacts to TCR would be considered ***less than significant***.

Mitigation Measures: None are required.

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

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

ENVIRONMENTAL SETTING

The Visalia Landfill plant is approximately 15 miles west of the proposed Project site, while the Woodlake Wastewater Treatment Plant is located just under a mile southeast of the site.

RESPONSES

a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Less than Significant Impact. The proposed Project includes the construction and operation of an industrial park with seventeen buildings ranging in size of 75,000 sf to 87,000 sf for a total of up to 1,500,000 sf of industrial space. The Project also includes construction of internal access roads, 700 parking spaces and associated landscaping. The Project will tie into the existing City water and wastewater systems and will keep stormwater on-site via three stormwater basins constructed as part of the Project. Any grow operations will utilize the existing well connection for water. The proposed Project would be served by Mid-Valley Disposal for solid waste disposal. The City's water system and solid waste disposal programs have capacity for, or are planned to maintain capacity for, community growth in accordance with the adopted General Plan. Any impacts would be ***less than significant***.

Mitigation Measures: None are required.

XX. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☒	☐
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☒	☐
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☒	☐

ENVIRONMENTAL SETTING

Human activities such as smoking, debris burning, and equipment operation are the major causes of wildland fires. Within Tulare County, over 1,029,130 acres (33% of the total area) are classified as "Very High" fire threat and approximately 454,680 acres (15% of the total area) are classified as "High" fire threat. The portion of the county that transitions from the valley floor into the foothills and mountains is characterized by high to very high threat of wildland fires.[18] While the City of Woodlake is nestled at the

[18] Tulare County General Plan Background Report. February 2010. Page 8-21.

base of the foothills, the majority of the City is developed into urban uses or in active agriculture, severely reducing the risk of wildland fire. According to the Tulare County Background Report Figure 8-2, the majority of the City has no threat of wildfire. The proposed Project site is relatively flat in an area actively utilized with primarily industrial and agricultural uses.

RESPONSES

a. Substantially impair an adopted emergency response plan or emergency evacuation plan?

b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

Less Than Significant Impact. The proposed Project is located in an area developed with industrial and agricultural uses, which precludes the risk of wildfire. The area is flat in nature which would limit the risk of downslope flooding and landslides, and limit any wildfire spread.

To receive building permits, the proposed Project would be required to be in compliance with the adopted emergency response plan. As such, any wildfire risk to the project structures or people would be ***less than significant.***

Mitigation Measures: None are required.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
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 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?	☒	☐	☐	☐
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)?	☒	☐	☐	☐
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☒	☐	☐	☐

RESPONSES

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 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?

Potentially Significant Impact. The analyses of environmental issues contained in this Initial Study indicate that the proposed Project may have substantial impact on the environment or on any resources identified in the Initial Study. Mitigation measures have been incorporated in the project design, however some impacts remain *potentially significant*. Therefore, an EIR will be prepared to further analyze potentially significant impact areas.

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)?

Potentially Significant Impact. CEQA Guidelines Section 15064(i) states that a Lead Agency shall consider whether the cumulative impact of a project is significant and whether the effects of the project are cumulatively considerable. The assessment of the significance of the cumulative effects of a project must, therefore, be conducted in connection with the effects of past projects, other current projects, and probable future projects. The proposed Project may contribute substantially to adverse cumulative conditions, or create any substantial indirect impacts (i.e., increase in population could lead to an increase need for housing, increase in traffic, air pollutants, etc). Mitigation measures have been incorporated in the project design, however some impacts remain ***potentially significant***. Therefore, an EIR will be prepared to further analyze potentially significant impact areas.

c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Potentially Significant Impact. The analyses of environmental issues contained in this Initial Study indicate that the project may have substantial impact on human beings, either directly or indirectly. Mitigation measures have been incorporated in the project design, however some impacts remain ***potentially significant***. Therefore, an EIR will be prepared for those impact areas.

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Appendix A

Biological Resource Evaluation

BIOLOGICAL RESOURCE EVALUATION

January 2022

WOODLAKE INDUSTRIAL PARK DEVELOPMENT PROJECT
TULARE COUNTY, CALIFORNIA

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Executive Summary

The project applicant proposes to construct 17 buildings totaling 1,329,000 square feet and 700 parking stalls in the City of Woodlake, Tulare County, California. The proposed industrial park development project (Project) will involve construction on an approximately 116-acre parcel that currently supports industrial buildings with graveled parking areas and fallowed agricultural land.

To evaluate whether the Project may affect biological resources under California Environmental Quality Act (CEQA) purview, we (1) obtained lists of special-status species from the United States Fish and Wildlife Service, the California Department of Fish and Wildlife, and the California Native Plant Society; (2) reviewed other relevant background information such as aerial images and topographic maps; and (3) conducted a field reconnaissance survey at the Project site.

This biological resource evaluation summarizes (1) existing biological conditions on the Project site, (2) the potential for special-status species and regulated habitats to occur on or near the Project site, (3) the potential impacts of the proposed Project on biological resources and regulated habitats, and (4) measures to reduce those potential impacts to less-than-significant levels under CEQA.

We concluded the Project could affect four special-status wildlife species: the federally listed as endangered and state listed as threatened San Joaquin kit fox (*Vulpes macrotis mutica*), the state species of special concern burrowing owl (*Athene cunicularia*), the state species of special concern pallid bat (*Antrozous pallidus*), and the state species of special concern Western mastiff bat (*Eumops perotis californicus*). Nesting migratory birds could also be impacted. Impacts to all species can be reduced to less-than-significant levels with mitigation.

Abbreviations

Abbreviation	Definition
CCR	California Code of Regulations
CDFG	California Department of Fish and Game
CDFW	California Department of Fish and Wildlife
CESA	California Endangered Species Act
CEQA	California Environmental Quality Act
CFGC	California Fish and Game Code
CFR	Code of Federal Regulations
CNDDB	California Natural Diversity Database
CNPS	California Native Plant Society
FCE	Federal Candidate for Endangered listing under the FESA
FE	Federally listed as Endangered
FESA	Federal Endangered Species Act
FP	State Fully Protected
FT	Federally listed as Threatened
MBTA	Migratory Bird Treaty Act
NRCS	Natural Resources Conservation Science
SE	State listed as Endangered
SSSC	State Species of Special Concern
ST	State listed as Threatened
SWRCB	State Water Resources Control Board
USACE	United States Army Corps of Engineers
USC	United States Code
USFWS	United States Fish and Wildlife Service
USGS	United States Geological Survey

1.0 Introduction

1.1 Background

The project applicant proposes to construct an industrial park development project (the Project) on an approximately 116-acre property within the City of Woodlake, Tulare County, California. The property currently supports industrial buildings, graveled parking areas, retention ponds, and fallowed agricultural land.

The purpose of this biological resource evaluation is to assess whether the Project will affect protected biological resources pursuant to California Environmental Quality Act (CEQA) guidelines. Such resources include species of plants or animals listed or proposed for listing under the Federal Endangered Species Act (FESA) or the California Endangered Species Act (CESA) as well as those covered under the Migratory Bird Treaty Act (MBTA), the California Native Plant Protection Act, and various other sections of California Fish and Game Code (CFGC). This biological resource evaluation also addresses Project-related impacts to regulated habitats, which are those under the jurisdiction of the United States Army Corps of Engineers (USACE), State Water Resources Control Board (SWRCB), or California Department of Fish and Wildlife (CDFW).

1.2 Project Description

The Project will involve constructing 17 buildings totaling 1,329,000 square feet and 700 parking stalls and expanding a water retention pond.

1.3 Project Location

The approximately 116-acre Project site is in the City of Woodlake, Tulare County, California (Figure 1). The Project site is on the southeast corner of South Blair Road and Avenue 342, west of Antelope Creek (Figure 2).

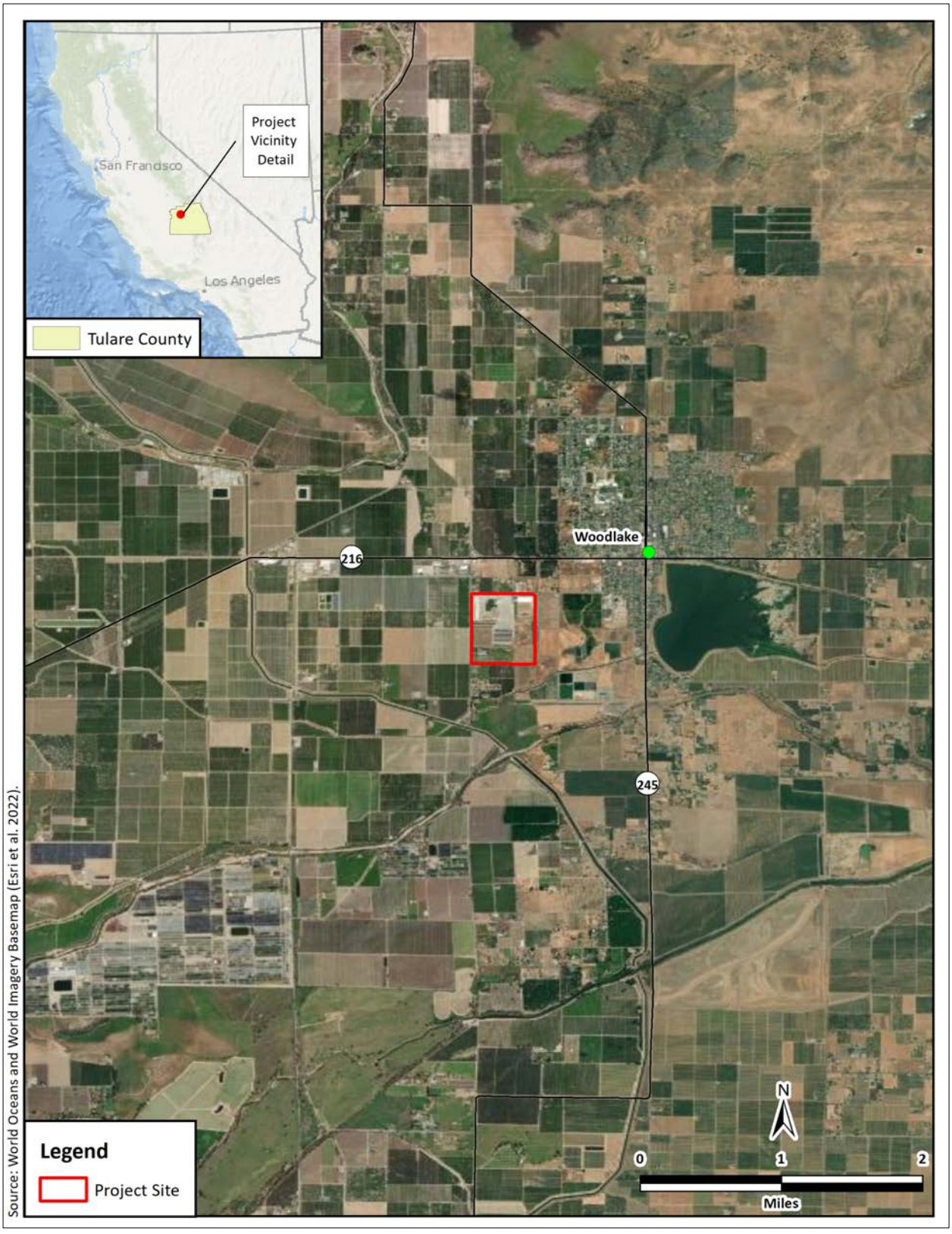

Figure 1. Project site vicinity map.

Figure 2. Project site map.

1.4 Purpose and Need of Proposed Project

The purpose of the Project is to provide commercial development opportunities to meet growing community and commercial needs in Woodlake and Tulare County.

1.5 Regulatory Framework

The relevant state and federal regulatory requirements and policies that guide the impact analysis of the Project are summarized below.

1.5.1 State Requirements

California Department of Fish and Wildlife Jurisdiction. The CDFW has regulatory jurisdiction over lakes and streams in California. Activities that divert or obstruct the natural flow of a stream; substantially change its bed, channel, or bank; or use any materials (including vegetation) from the streambed, may require that the project applicant enter into a Lake and Streambed Alteration Agreement with the CDFW in accordance with California Fish and Game Code (CFGC) Section 1602.

California Endangered Species Act. The California Endangered Species Act (CESA) of 1970 (Fish and Game Code § 2050 et seq., and California Code of Regulations (CCR) Title 14, Subsection 670.2, 670.51) prohibits the take of species listed under CESA (14 CCR Subsection 670.2, 670.5). Take is defined as hunt, pursue, catch, capture, or kill or attempt to hunt, pursue, catch, capture, or kill. Under CESA, state agencies are required to consult with the CDFW when preparing CEQA documents. Consultation ensures that proposed projects or actions do not have a negative effect on state listed species. During consultation, CDFW determines whether take would occur and identifies "reasonable and prudent alternatives" for the project and conservation of special-status species. CDFW can authorize take of state listed species under Sections 2080.1 and 2081(b) of the CFGC in those cases where it is demonstrated that the impacts are minimized and mitigated. Take authorized under section 2081(b) must be minimized and fully mitigated. A CESA permit must be obtained if a project will result in take of listed species, either during construction or over the life of the project. Under CESA, CDFW is responsible for maintaining a list of threatened and endangered species designated under state law (Fish and Game Code § 2070). CDFW also maintains lists of species of special concern, which serve as "watch lists." Pursuant to the requirements of CESA, a state or local agency reviewing a proposed project within its jurisdiction must determine whether the proposed project will have a potentially significant impact upon such species. Project-related impacts to species on the CESA list would be considered significant and would require mitigation. Impacts to species of concern or fully protected species would be considered significant under certain circumstances.

California Environmental Quality Act. The California Environmental Quality Act (CEQA) of 1970 (Subsections 21000–21178) requires that CDFW be consulted during the CEQA review process

regarding impacts of proposed projects on special-status species. Special-status species are defined under CEQA Guidelines subsection 15380(b) and (d) as those listed under FESA and CESA and species that are not currently protected by statute or regulation but would be considered rare, threatened, or endangered under these criteria or by the scientific community. Therefore, species considered rare or endangered are addressed in this biological resource evaluation regardless of whether they are afforded protection through any other statute or regulation. The California Native Plant Society (CNPS) inventories the native flora of California and ranks species according to rarity (CNPS 2022). Plants with Rare Plant Ranks 1A, 1B, 2A, or 2B are considered special-status species under CEQA.

Although threatened and endangered species are protected by specific federal and state statutes, CEQA Guidelines Section 15380(d) provides that a species not listed on the federal or state list of protected species may be considered rare or endangered if it can be shown to meet certain specified criteria. These criteria have been modeled after the definition in the FESA and the section of the CFGC dealing with rare and endangered plants and animals. Section 15380(d) allows a public agency to undertake a review to determine if a significant effect on species that have not yet been listed by either the United States Fish and Wildlife Service (USFW) or CDFW (i.e., candidate species) would occur. Thus, CEQA provides an agency with the ability to protect a species from the potential impacts of a project until the respective government agency has an opportunity to designate the species as protected, if warranted.

California Native Plant Protection Act. The California Native Plant Protection Act of 1977 (CFGC §§ 1900–1913) requires all state agencies to use their authority to carry out programs to conserve endangered and otherwise rare species of native plants. Provisions of the act prohibit the taking of listed plants from the wild and require the project proponent to notify CDFW at least 10 days in advance of any change in land use, which allows CDFW to salvage listed plants that would otherwise be destroyed.

Nesting birds. CFGC Sections 3503, 3503.5, and 3800 prohibit the possession, incidental take, or needless destruction of birds, their nests, and eggs. CFGC Section 3511 lists birds that are "Fully Protected" as those that may not be taken or possessed except under specific permit.

***Porter-Cologne Water Quality Control Act*.** The Porter-Cologne Water Quality Control Act (California Water Code § 13000 et. sec.) was established in 1969 and entrusts the SWRCB and nine Regional Water Quality Control Boards (collectively Water Boards) with the responsibility to preserve and enhance all beneficial uses of California's diverse waters. The Act grants the Water Boards authority to establish water quality objectives and regulate point- and nonpoint-source pollution discharge to the state's surface and ground waters. Under the auspices of the United States Environmental Protection Agency, the Water Boards are responsible for certifying, under Section 401 of the federal Clean Water Act, that activities affecting waters of the United States comply California water quality standards. The Porter-Cologne Water Quality Control Act addresses all "waters of the State," which are more broadly defined than waters of the Unites States. Waters of the State include any surface water or groundwater, including saline waters, within the boundaries of the state. They include artificial as well as natural water bodies and

federally jurisdictional and federally non-jurisdictional waters. The Water Boards may issue a Waste Discharge Requirement permit for projects that will affect only federally non-jurisdictional waters of the State.

1.5.2 Federal Requirements

Federal Endangered Species Act. The USFWS and the National Oceanographic and Atmospheric Association and National Marine Fisheries Service enforce the provisions stipulated in the FESA of 1973 (FESA, 16 United States Code [USC] § 1531 et seq.). Threatened and endangered species on the federal list (50 Code of Federal Regulations [CFR] 17.11 and 17.12) are protected from take unless a Section 10 permit is granted to an entity other than a federal agency or a Biological Opinion with incidental take provisions is rendered to a federal lead agency via a Section 7 consultation. Take is defined as harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect or attempt to engage in any such conduct. Pursuant to the requirements of the FESA, an agency reviewing a proposed action within its jurisdiction must determine whether any federally listed species may be present in the proposed action area and determine whether the proposed action may affect such species. Under the FESA, habitat loss is considered an effect to a species. In addition, the agency is required to determine whether the proposed action is likely to jeopardize the continued existence of any species that is listed or proposed for listing under the FESA (16 USC § 1536[3], [4]). Therefore, proposed action-related effects to these species or their habitats would be considered significant and would require mitigation.

Migratory Bird Treaty Act. The federal MBTA (16 USC § 703, Supp. I, 1989) prohibits killing, possessing, trading, or other forms of take of migratory birds except in accordance with regulations prescribed by the Secretary of the Interior. "Take" is defined as the pursuing, hunting, shooting, capturing, collecting, or killing of birds, their nests, eggs, or young (16 USC § 703 and § 715n). This act encompasses whole birds, parts of birds, and bird nests and eggs. The MBTA specifically protects migratory bird nests from possession, sale, purchase, barter transport, import, and export, and take. For nests, the definition of take per 50 CFR 10.12 is to collect. The MBTA does not include a definition of an "active nest." However, the "Migratory Bird Permit Memorandum" issued by the USFWS in 2003 and updated in 2018 clarifies the MBTA in that regard and states that the removal of nests, without eggs or birds, is legal under the MBTA, provided no possession (which is interpreted as holding the nest with the intent of retaining it) occurs during the destruction (USFWS 2018).

United States Army Corps of Engineers Jurisdiction. Areas meeting the regulatory definition of "waters of the United States" (jurisdictional waters) are subject to the jurisdiction of the USACE under provisions of Section 404 of the Clean Water Act (1972) and Section 10 of the Rivers and Harbors Act (1899). These waters may include all waters used, or potentially used, for interstate commerce, including all waters subject to the ebb and flow of the tide, all interstate waters, all other waters (intrastate lakes, rivers, streams, mudflats, sandflats, playa lakes, natural ponds, etc.), all impoundments of waters otherwise defined as waters of the United States, tributaries of waters otherwise defined as waters of the United States, the territorial seas, and wetlands

adjacent to waters of the United States (33 CFR part 328.3). Ditches and drainage canals where water flows intermittently or ephemerally are not regulated as waters of the United States. Wetlands on non-agricultural lands are identified using the *Corps of Engineers Wetlands Delineation Manual* and related Regional Supplement (USACE 1987 and 2008). Construction activities, including direct removal, filling, hydrologic disruption, or other means in jurisdictional waters are regulated by the USACE. The placement of dredged or fill material into such waters must comply with permit requirements of the USACE. No USACE permit will be effective in the absence of state water quality certification pursuant to Section 401 of the Clean Water Act. The SWRCB is the state agency (together with the Regional Water Quality Control Boards) charged with implementing water quality certification in California.

2.0 Methods

2.1 Desktop Review

As a framework for the evaluation and reconnaissance survey, we obtained an official USFWS species list for the Project (USFWS 2022a, Appendix A). In addition, we searched the California Natural Diversity Database (CNDDB, CDFW 2022, Appendix B) and the CNPS Inventory of Rare and Endangered Plants (CNPS 2022, Appendix C) for records of special-status plant and animal species from the vicinity of the Project site. Regional lists of special-status species were compiled using USFWS, CNDDB, and CNPS database searches confined to the Woodlake 7.5-minute United States Geological Survey (USGS) topographic quadrangle, which encompasses the Project site, and the eight surrounding quadrangles (Auckland, Shadequarter Mountain, Kaweah, Chickencoop Canyon, Rocky Hill, Exeter, Ivanhoe, and Stokes Mountain). A local list of special-status species was compiled using CNDDB records from within 5 miles of the Project site. Species that lack a special-status designation by state or federal regulatory agencies or public interest groups were omitted from the final list. Species for which the Project site does not provide habitat were eliminated from further consideration. We also reviewed aerial imagery from Google Earth (Google 2022) and other sources, USGS topographic maps, the Web Soil Survey (NRCS 2022), the National Wetlands Inventory (USFWS 2022b), and relevant literature.

2.2 Reconnaissance Survey

Associate Scientist Kristine Harman conducted a field reconnaissance survey of the Project site on 13 January 2022. The Project site and a 50-foot buffer surrounding the Project site (Figure 3) were walked and thoroughly inspected to evaluate and document the potential for the area to support state- or federally protected resources. All plants except those under cultivation or planted in residential areas and all vertebrate wildlife species observed within the survey area were identified and documented. The survey area was evaluated for the presence of regulated habitats, including lakes, streams, and other waters using methods described in the *Wetlands Delineation Manual* and regional supplement (USACE 1987, 2008) and as defined by the CDFW (https://www.wildlife.ca.gov/conservation/lsa) or under the Porter-Cologne Water Quality Control Act.

2.3 Significance Criteria

CEQA defines "significant effect on the environment" as "a substantial, or potentially substantial, adverse change in the environment" (California Public Resource Code § 21068). Under CEQA Guidelines Section 15065, a Project's effects on biological resources are deemed significant where the Project would do the following:

a) Substantially reduce the habitat of a fish or wildlife species,

b) Cause a fish or wildlife population to drop below self-sustaining levels,

c) Threaten to eliminate a plant or animal community, or

d) Substantially reduce the number or restrict the range of a rare or endangered plant or animal.

In addition to the Section 15065 criteria, Appendix G within the CEQA Guidelines includes six additional impacts to consider when analyzing the effects of a project. Under Appendix G, a project's effects on biological resources are deemed significant where the project would do any of the following:

e) 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 CDFW or USFWS;

f) 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 CDFW or USFWS;

g) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means;

h) 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;

i) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or

j) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

These criteria were used to determine whether the potential effects of the Project on biological resources qualify as significant.

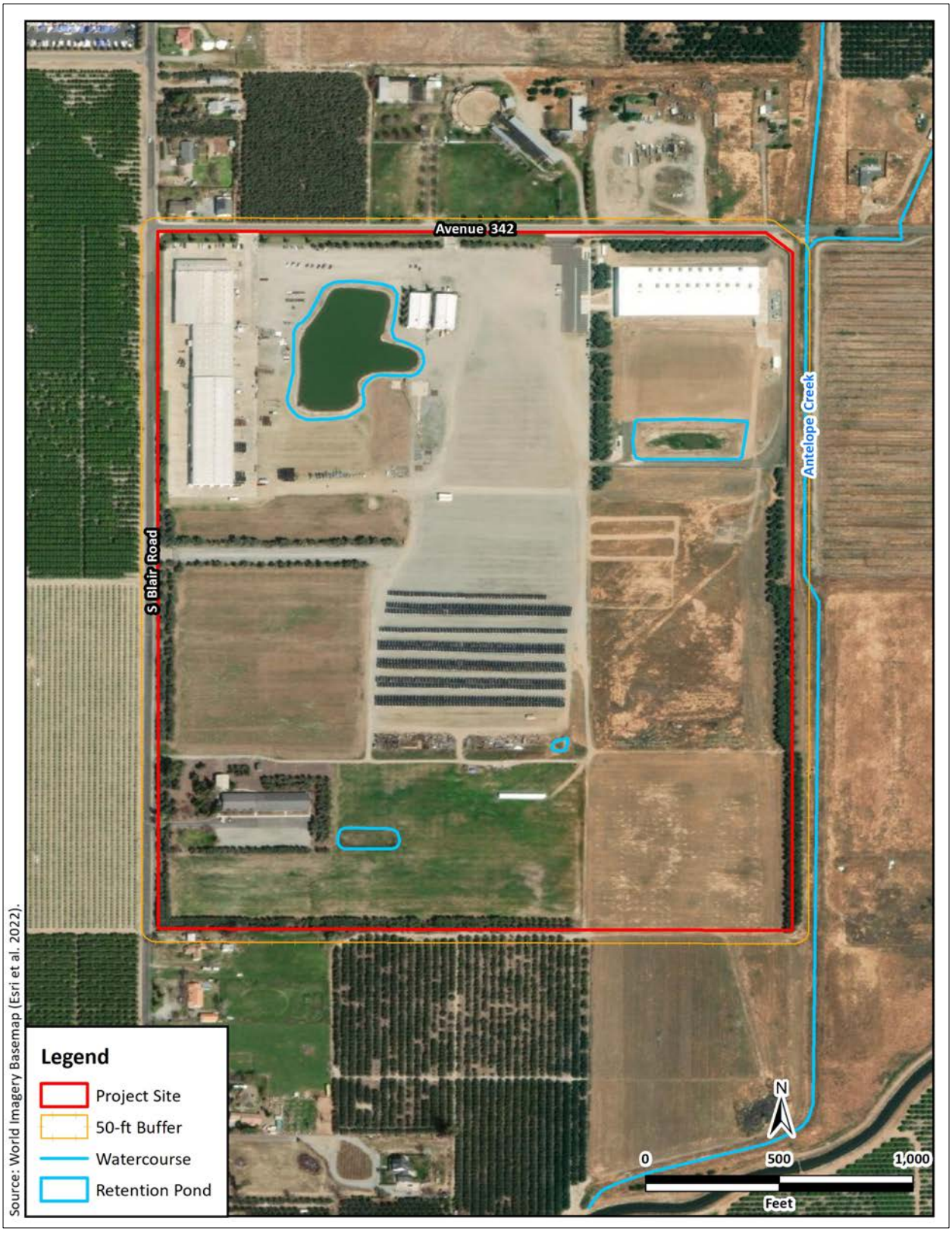

Figure 3. Reconnaissance survey area map.

3.0 Results

3.1 Desktop Review

The USFWS species list for the Project included 13 species listed as threatened, endangered, or candidate under the FESA (USFWS 2022a, Table 1, Appendix A). Of those 13 species, 12 species could not occur on or near the Project site due to either (1) the lack of habitat, (2) the Project site being outside the current range of the species, or (3) the presence of development that would otherwise preclude occurrence (Table 1). The remaining species, San Joaquin kit fox (*Vulpes macrotis mutica* – FE, ST), could occur on or near the Project site. As identified in the species list, the Project site does not occur in USFWS-designated or proposed critical habitat for any species (USFWS 2022a, Appendix A).

Searching the CNDDB for records of special-status species from the Woodlake 7.5-minute USGS topographic quad and the eight surrounding quads produced 208 records of 46 species (Table 1, Appendix B). Of those 46 species, eight are not given further consideration because they are not recognized as special-status species by state or federal regulatory agencies or public interest groups or are considered extirpated in California (Appendix B). Of the remaining 38 species, 16 are known from within 5 miles of the Project site (Table 1, Figure 4). Of those species, San Joaquin kit fox (mentioned above) and western mastiff bat (*Eumops perotis californicus* – SSSC) could occur on or near the Project site (Table 1). In addition, burrowing owl (*Athene cunicularia* – SSSC) and pallid bat (*Antrozous pallidus* – SSSC) were identified in the nine-quad search and could occur on or near the Project site (Table 1).

Searching the CNPS inventory of rare and endangered plants of California yielded 20 species (CNPS 2022, Appendix C), one of which has a rank of 2B, and 19 of which have a rank of 1B (Table 1). None of those species are expected to occur on or near the Project site due to lack of habitat (Table 1).

The Project site is underlain by San Joaquin loam, San Emigdio loam, and Yettem sandy loam with 0 to 9% slopes (NCRS 2022). The Project site is at an elevation of 424–447 feet above mean sea level (Google 2022).

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

Species	Status[1]	Habitat	Potential to Occur[2]
Federally and State-Listed Endangered or Threatened Species			
Greene's tuctoria[3] (*Tuctoria greenei*)	FE, 1B.1	Vernal pools in open grasslands below 3445 feet elevation.	**None.** Habitat lacking; the Project site lacked vernal pools.
Hoover's spurge (*Euphorbia spurge*)	FT, 1B.2	Vernal pools and depressions.	**None.** Habitat lacking; the Project site lacked vernal pools.
Kaweah brodiaea (*Brodiaea insignis*)	SE, 1B.2	Valley and foothill grassland, meadows, and cismontane woodlands with granitic or clay soils.	**None.** Habitat lacking; the Project site consisted of agricultural and industrial land cover.
San Joaquin adobe sunburst[3] (*Pseudobahia peirsonii*)	FT, SE, 1B.1	Grassland and bare dark clay.	**None.** Habitat lacking; the Project site consisted of agricultural and industrial land cover and lacked clay soils.
San Joaquin valley orcutt grass[3] (*Orcuttia inaequalis*)	FT, SE, 1B.1	Vernal pools at or below 2700 feet elevation.	**None.** Habitat lacking; the Project site lacked vernal pools.
Striped adobe-lily (*Fritillaria striata*)	ST, 1B.1	Adobe clay soils at or below 3280 ft elevation.	**None.** Habitat lacking; the Project site consisted of agricultural and industrial land cover and lacked clay soils.
Monarch California overwintering population (*Danaus plexippus*)	FCE	Groves of trees within 1.5 miles of the ocean that produce suitable micro-climates for overwintering such as high humidity, dappled sunlight, access to water and nectar, and protection from wind.	**None.** Habitat lacking; the Project site is not within 1.5 miles of the ocean.

Valley elderberry longhorn beetle[3] (*Desmocerus californicus dimorphus*)	FT	Elderberry (*Sambucus* sp.) plants with stems > 1-inch diameter at ground level.	**None.** Habitat lacking; the Project site lacked elderberry plants and is outside the currently recognized range of this species.
Conservancy fairy shrimp (*Branchinecta conservatio*)	FE	Vernal pools and depressions.	**None.** Habitat lacking; the Project site lacked vernal pools.
Vernal pool fairy shrimp[3] (*Branchinecta lynchi*)	FT	Vernal pools and ponds.	**None**. Habitat lacking; the Project site lacked vernal pools.
Vernal pool tadpole shrimp (*Lepidurus packardi*)	FE	Vernal pools, clay flats, alkaline pools, and ephemeral stock tanks.	**None.** Habitat lacking; the Project site is outside the current known range of this species.
Delta smelt (*Hypomesus transpacificus*)	FT, SE	Shallow, fresh or slightly brackish backwater sloughs and edgewaters.	**None.** Habitat lacking; Project site lacked connectivity to the aquatic habitat this species requires.
Blunt-nosed leopard lizard (*Gambelia sila*)	FE, SE	Upland scrub and sparsely vegetated grassland with small mammal burrows below 2400 feet elevation.	**None.** Habitat lacking; the Project site consisted of agricultural and industrial land cover.
California red-legged frog (*Rana draytonii*)	FT, SSSC	Creeks, ponds, and marshes for breeding; burrows for upland refuge.	**None.** Habitat lacking; the Project site is outside the current known range of this species.
California tiger salamander[3] (*Ambystoma californiense*)	FT, ST	Vernal pools or seasonal ponds for breeding; small mammal burrows for upland refugia in natural grassland or oak woodland.	**None.** Habitat lacking; the Project site consisted of agricultural and industrial landcover and is outside the current known local range of this species.

Foothill yellow-legged frog[3] (*Rana boylii*)	SE, SSSC	Perennial streams and rivers with rocky substrates, and with open, sunny banks may be in forests, chaparral, or woodlands.	**None.** Habitat lacking; Antelope Creek on the Project site was dry and lacked rocky substrates; the Project site is outside the current known local range of this species.
Giant garter snake (*Thamnophis gigas*)	FT, ST	Marshes, sloughs, ponds, or other permanent sources of water with emergent vegetation, and grassy banks or open areas during active season; uplands with underground refuges or crevices during inactive season.	**None.** Habitat lacking; the Project site is outside the current known range of this species.
Bald eagle (*Haliaeetus leucocephalus*)	SE, FP	Large old-growth trees or snags in remote, mixed stands near water.	**None.** Habitat lacking; the Project site consisted of agricultural and industrial land cover.
California condor (*Gymnogyps californianus*)	FE, SE	Mountain and foothill rangeland with cliffs for nesting and grassland and open woodland for foraging.	**None.** Habitat lacking; the Project site consisted of agricultural and industrial land cover.
Tricolored blackbird[3] (*Agelaius tricolor*)	ST, SSSC	Large freshwater marshes, in dense stands of cattails or bulrushes.	**None.** Habitat lacking; Antelope Creek bordering the Project site lacked dense stands of cattails or bulrushes.
Willow flycatcher (*Empidonax traillii*)	SE	Moist meadows with perennial streams and lowland riparian woodlands dominated by willows and cottonwoods for breeding, willows or	**None.** Habitat lacking; Antelope Creek bordering the Project site lacked willows or cottonwood.

		other shrubs near standing or running water; shrubby clearings, pastures, and woodland edges often near water.	
Fisher (*Pekania pennanti*)	FE, ST, SSSC	Large areas of mature, dense forest with snags and greater than 50% canopy closure.	**None.** Habitat lacking; the Project site consisted of agricultural and industrial land cover.
San Joaquin kit fox[3] (*Vulpes macrotis mutica*)	FE, ST	Grassland, upland scrub, and fallowed agricultural lands adjacent to grassland or upland scrub.	**Low.** The Project site included fallowed agricultural land and is adjacent to disturbed grassland to the east.
State Species of Special Concern			
Northern leopard frog (*Lithobates pipiens*)	SSSC	Wet meadows, canals, bogs, marshes, and reservoirs in grassland, forest, and woodland.	**None.** Outside current known local range.
Northern California legless lizard (*Anniella pulchra*)	SSSC	Moist warm loose soil with plant cover in beach dunes, chaparral, pine-oak woodlands, sandy areas and stream terraces.	**None.** Habitat lacking; the Project site consisted of agricultural and industrial land cover.
Northwestern pond turtle (*Actinemys marmorata*)	SSSC	Ponds, rivers, marshes, streams, and irrigation ditches, usually with aquatic vegetation and woody debris for basking and adjacent natural upland areas for egg laying.	**None.** Habitat lacking; Antelope Creek bordering the Project site was dry and lacked aquatic vegetation and woody debris.
Western spadefoot[3] (*Spea hammondii*)	SSSC	Rain pools for breeding and small mammal burrows or other suitable refugia	**None.** Habitat lacking; the Project site consisted of agricultural and

		for nonbreeding upland cover.	industrial land cover; no records from within 5 miles.
Burrowing owl (*Athene cunicularia*)	SSSC	Grassland and upland scrub with friable soil; some agricultural or other developed and disturbed areas with ground squirrel burrows.	**Low.** Ground squirrel burrows were present along Antelope Creek east of the Project site.
American badger (*Taxidea taxus*)	SSSC	Open areas including meadows, grasslands, and chaparral with less than 50% plant cover.	**None**. Habitat lacking; the Project site consisted of agricultural and industrial land cover.
Pallid bat (*Antrozous pallidus*)	SSSC	Arid or semi-arid locations in rocky areas and sparsely vegetated grassland near water. Rock crevices, caves, mine shafts, bridges, building, and tree hollows for roosting.	**Low.** The industrial buildings on the Project site could provide roosting habitat.
Western mastiff bat[3] (*Eumops perotis californicus*)	SSSC	Roosts in crevices in face cliffs, high buildings, trees, and tunnels in open semi-arid habitats.	**Low.** Industrial buildings on the Project site could provide roosting habitat.
California Rare Plants			
Alkali-sink goldfields (*Lasthenia chrysantha*)	1B.1	Vernal pools and wet saline flats below 320 feet elevation.	**None**. Habitat lacking; the Project site is above the known elevational range of this species.
American manna grass (*Glyceria grandis*)	2B.3	Bogs and fens, meadows and seeps, marshes and swamps, and margins of lakes and streams below 6890 feet elevation.	**None**. Habitat lacking; Antelope Creek bordering the Project site was dry and based on historical aerial imagery (Google 2022) is usually dry.

Calico monkeyflower[3] (*Diplacus pictus*)	1B.2	Bare, sunny, shrubby areas around granite outcrops in the southern Sierra Nevada at 442–4100 feet elevation.	**None**. Habitat lacking; the Project site is below the known elevational range.
Coulter's goldfields (*Lasthenia glabrata* ssp. *coulteri*)	1B.1	Saltmarsh, playas, and vernal pools below 4000 feet elevation.	**None**. Habitat lacking; the Project site lacked vernal pools.
Earlimart orache (*Atriplex cordulata* var. *erecticaulis*)	1B.2	Saline or alkaline soils in Central Valley and foothill grassland below 230 feet elevation.	**None**. Habitat lacking; the Project site is above the known elevational range of this species.
Kaweah monkeyflower (*Erythranthe norrisii*)	1B.3	Marble crevices in the Kaweah River and Kings River drainages at 1969–4265 feet elevation.	**None**. Habitat lacking; the Project site is below the known elevational range of this species.
Lesser saltscale (*Atriplex minuscula*)	1B.1	Sandy alkaline soils in chenopod scrub, playa, and grassland in the San Joaquin Valley below 328 feet elevation.	**None**. Habitat lacking; the Project site is above the known elevational range of this species.
Madera leptosiphon (*Leptosiphon serrulatus*)	1B.2	Openings in chaparral, cismontane woodland, and low elevation conifer forest at 980–4300 feet elevation.	**None**. Habitat lacking; the Project site is below the known elevational range of this species.
Mouse buckwheat (*Eriogonum nudum* var. *murinum*)	1B.2	Sandy soils in the Kaweah River drainage at 1312–2300 feet elevation.	**None**. Habitat lacking; the Project site is below the known elevational range of this species.
Recurved larkspur[3] (*Delphinium recurvatum*)	1B.2	Poorly drained, fine, alkaline soils in chenopod scrub, cismontane woodland, and valley and foothill grassland	**None**. Habitat lacking; the Project site consisted of agricultural and industrial land cover. The occurrence from

		at 10–2800 feet elevation.	within 5 miles is presumed extirpated.
Sanford's arrowhead[3] (*Sagittaria sanfordii*)	1B.2	Freshwater marshes and swamps, including some canals, below 650 feet elevation.	**None**. Habitat lacking; the Project site consisted of agricultural and industrial land cover; Antelope Creek bordering the Project site was dry and based on historical aerial imagery (Google 2022) is usually dry.
Spiny-sepaled button-celery[3] (*Eryngium spinosepalum*)	1B.2	Vernal pools and swales in valley and foothill grassland at 330–4200 feet elevation.	**None**. Habitat lacking; the Project site lacked vernal pools and swales.
Vernal pool smallscale (*Atriplex persistens*)	1B.2	Alkaline vernal pools in the Central Valley below 377 feet elevation.	**None**. Habitat lacking; the Project site is above the known elevational range of this species.
Winter's sunflower[3] (*Helianthus winteri*)	1B.2	Steep, south-facing grassy slopes, rock outcrops, and road cuts at 590–1509 feet elevation.	**None.** Habitat lacking; the Project site is below the known elevational range of this species.

CDFW (2022), CNPS (2022), USFWS (2022).

Status[1]	**Potential to Occur[2]**	
FE = Federally listed Endangered	None:	Species or sign not observed; conditions unsuitable for occurrence.
FT = Federally listed Threatened	Low:	Neither species nor sign observed; conditions marginal for occurrence.
FP = State Fully Protected	Moderate:	Neither species nor sign observed; conditions suitable for occurrence.
FCE = Federal Candidate for Endangered listing under the FESA	High:	Neither species nor sign observed; conditions highly suitable for occurrence.
SE = State listed Endangered	Present:	Species or sign observed; conditions suitable for occurrence.
ST = State listed Threatened		
SSSC = State Species of Special Concern		

CNPS California Rare Plant Rank[1]:	**Threat Ranks[1]:**
1B – plants rare, threatened, or endangered in California and elsewhere.	0.1 – seriously threatened in California (> 80% of occurrences).
2B – plants rare, threatened, or endangered in California but more common elsewhere.	0.2 – moderately threatened in California (20-80% of occurrences).
3 – plants about which more information is needed.	0.3 – not very threatened in California (<20% of occurrences).
4 – plants have limited distribution in California.	

[3]Record from within 5 miles of the Project site.

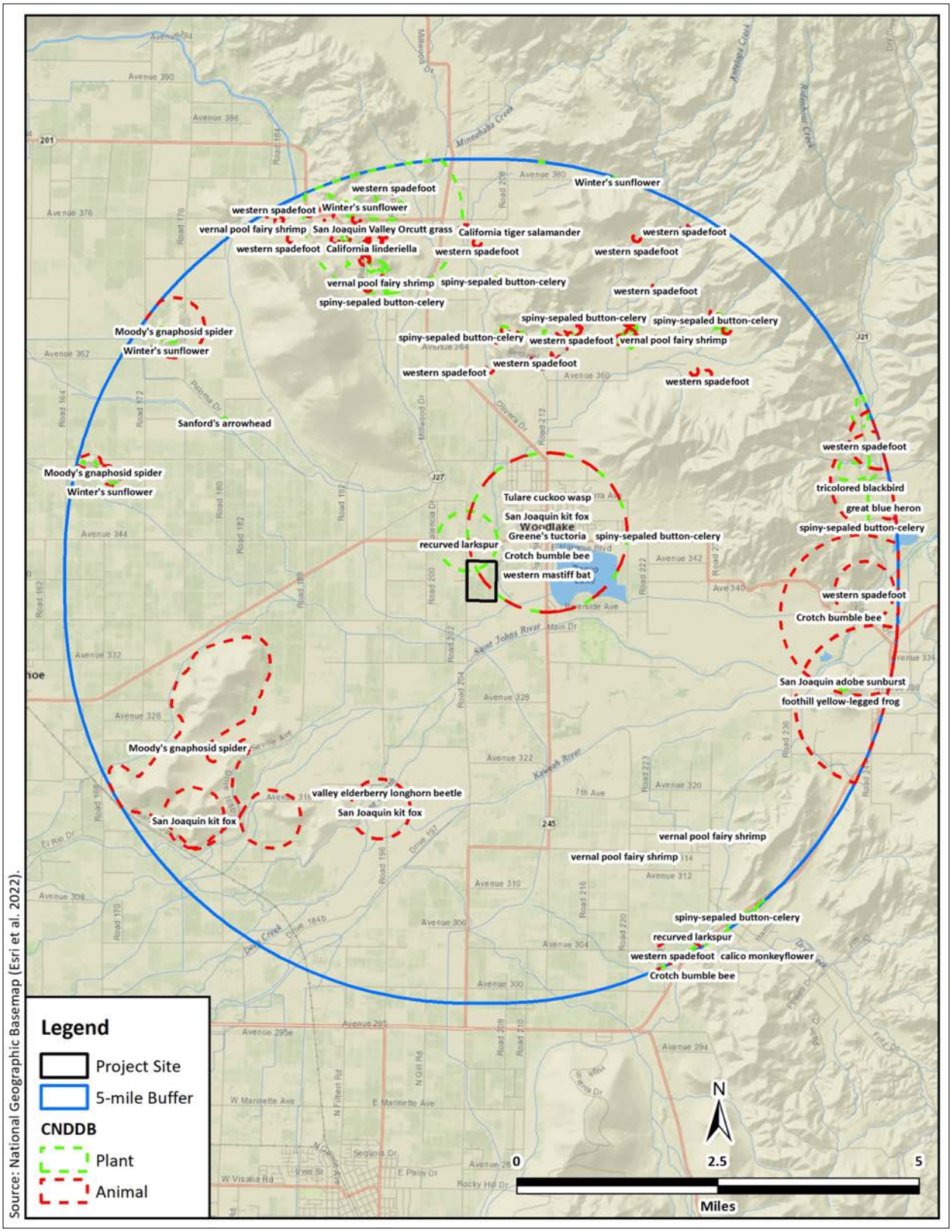

Figure 4. CNDDB occurrence map.

3.2 Reconnaissance Survey

3.2.1 Land Use and Habitats

The northern portion of the Project site supported industrial buildings with graveled parking areas and staged construction equipment (Figure 5). The eastern and southern portion of the Project site consisted of fallowed agriculture fields dominated by grasses and forbs and bordered by planted olive trees (*Olea europaea*; Figure 6). The western portion of the Project site was mostly barren and under construction (Figure 7). Antelope Creek, an evidently usually dry (Google 2022) channelized waterway, bordered the Project site to the east; its banks supported several ground squirrel burrows (Figure 8). The Project site supported four retention ponds, three of which held water at the time of the survey (Figures 2, 3, and 9).

Figure 5. Photograph of the Project site, looking northwest, showing industrial buildings and stagged construction equipment on a graveled parking area.

Figure 6. Photograph of Project site, looking east, showing fallowed agriculture fields dominated by annual grasses and forbs bordered by olive trees.

Figure 7. Photograph of the Project site, looking west, showing a mostly barren field with active construction.

Figure 8. Photograph of Antelope Creek east of the Project site, showing ground squirrel burrows on its banks.

Figure 9. Photograph of the Project site, showing one of four retention ponds.

3.2.2 Plant and Animal Species Observed

A total of 25 plant species (five native and 20 nonnative) and 10 bird species were observed during the survey (Table 2).

Table 2. Plant and animal species observed during the reconnaissance survey.

Common Name	Scientific Name	Status
Plants		
Family Amaranthaceae		
Pigweed amaranth	*Amaranthus albus*	Nonnative
Family Asteraceae		
Common sunflower	*Helianthus annuus*	Native
Prickly lettuce	*Lactuca serriola*	Nonnative
Milk thistle	*Silybum marianum*	Nonnative
Family Bignoniaceae		
Catalpa	*Catalpa sp.*	Nonnative
Family Brassicaceae		
Mustard	*Sisymbrium* sp.	Nonnative
Radish	*Raphanus* sp.	Nonnative
Family Chenopodiaceae		
Russian thistle	*Salsola tragus*	Nonnative
White goosefoot	*Chenopodium album*	Nonnative
Family Fabaceae		
White clover	*Trifolium repens*	Nonnative
Family Geraniaceae		
Longbeak stork's bill	*Erodium botrys*	Nonnative
Redstem stork's bill	*Erodium cicutarium*	Nonnative
Family Lamiaceae		
White horehound	*Marrubium vulgare*	Nonnative
Family Malvaceae		
Cheeseweed	*Malva parviflora*	Nonnative
Family Montiaceae		
Narrow leaved miner's lettuce	*Claytonia parviflora*	Native
Family Oleaceae		
Olive	*Olea europaea*	Nonnative

Family Plantaginaceae		
Narrow leaved plantain	*Plantago lanceolata*	Nonnative
Family Poaceae		
Ripgut brome	*Bromus diandrus*	Nonnative
Salt grass	*Distichlis spicata*	Native
Wild oat	*Avena fatua*	Nonnative
Family Polygonaceae		
Prostrate knotweed	*Polygonum aviculare*	Nonnative
Family Salicaceae		
Willow	*Salix* sp.	Native
Family Solanaceae		
Jimsonweed	*Datura wrightii*	Native
Silverleaf nightshade	*Solanum elaeagnifolium*	Nonnative
Family Zygophyllaceae		
Puncture vine	*Tribulus terrestris*	Nonnative
Birds		
Family Accipitridae		
Red-tailed hawk	*Buteo jamaicensis*	MBTA, CFGC
Family Anatidae		
Canada Goose	*Branta canadensis*	MBTA, CFGC
Mallard	*Anas platyrhynchos*	MBTA, CFGC
Family Charadriidae		
Killdeer	*Charadrius vociferus*	MBTA, CFGC
Family Corvidae		
American crow	*Corvus brachyrhynchos*	MBTA, CFGC
Family Fringillidae		
House finch	*Haemorhous mexicanus*	MBTA, CFGC
Family Mimidae		
Northern mockingbird	*Mimus polyglottos*	MBTA, CFGC
Family Passerellidae		
White-crowned sparrow	*Zonotrichia leucophrys*	MBTA, CFGC
Family Passeridae		
House sparrow	*Passer domesticus*	--
Family Trochilidae		
Anna's hummingbird	*Calypte anna*	MBTA, CFGC

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

3.2.3 Nesting Birds

Migratory birds could nest on or near the Project site. Bird species that may nest on or near the Project site include, but are not limited to, the house finch (*Haemorhous mexicanus*) and northern mockingbird (*Mimus polyglottos*).

3.2.4 Regulated Habitats

The channelized Antelope Creek was within 50 feet of the Project site. As a stream in California, it is under the regulatory jurisdiction of the CDFW; as a potential surface water in California, it may be under the regulatory jurisdiction of the SWRCB; and as a potential tributary of the St Johns River, it may be under the regulatory jurisdiction of the USACE. In addition, four retention ponds were on the Project site (Figures 2 and 3). Although these represent surface waters in California, they do not qualify as waters of the state under the regulatory jurisdiction of the SWRCB because they were constructed and are maintained. No impacts to Antelope Creek are anticipated.

3.3 Special-Status Species

3.3.1 San Joaquin kit fox (*Vulpes macrotis mutica,* FE, ST)

San Joaquin kit fox is a federally listed as endangered and state listed as threatened member of the family Canidae (USFWS 1998; CDFW 2022). San Joaquin kit fox is primarily nocturnal and typically occupies valley grassland or mixed shrub/grassland habitats in low, rolling hills and valleys (Morrell 1972). The San Joaquin kit fox will use grazed grasslands as well as grasslands with scattered structures such as power poles and wind turbines. This species also lives adjacent to, and forages in, tilled and fallow fields and irrigated row crops. However, large tracts of higher quality grassland or rangeland nearby is required to support the species (Warrick et al. 2007). The diet of the San Joaquin kit fox varies geographically, seasonally, and annually, but throughout most of its range consists primarily of rodents, rabbits, ground-nesting birds, and insects (Scrivner et al. 1987; Spiegel et al. 1996). Giant kangaroo rat (*Dipodomys ingens*) is a favored prey item (Cypher et al. 2000).

The San Joaquin kit fox requires underground dens to regulate its temperature and for shelter, reproduction, and predator avoidance (Morrell 1972). It commonly modifies and uses dens constructed by other animals, such as ground squirrels and badgers, and will use human-made structures as well (USFWS 1998). Dens are usually made in loose-textured soils on slopes of less than 40 degrees, but the number of openings, entrance shape, and the slope of the ground on which they occur vary across the geographic range of the species (USFWS 1998). San Joaquin kit fox changes den locations often, typically using numerous dens each year. Koopman et al. (1998) estimated that a San Joaquin kit fox will use an average of about 12 dens over the course of a year and will often not use the same dens the following year. This species is subject to predation

or competitive exclusion by other species such as coyote (*Canis latrans*), domestic dog (*Canis familiaris*), bobcat (*Felis rufus*), and nonnative red fox (*Vulpes vulpes*), as well as large raptors (Benedict and Forbes 1979; Cypher and Spencer 1998; Clark et al. 2005, 2007).

There are three 1950 CNDDB records from within 5 miles of the Project site. In addition, the Project site is within a non-specific 1990 CNDDB occurrence polygon (CNDDB 2022). Although the Project site supported only agricultural and industrial land cover, it was adjacent to grassland to the east. That grassland is isolated, however, and comprises only about 70 acres. Therefore, the potential for San Joaquin kit fox to occur on or near the Project site is low.

3.3.2 Burrowing owl (*Athene cunicularia*, SSSC)

Burrowing owl is a member of the family Strigidae recognized as a species of special concern by the CDFW (CDFW 2022). Burrowing owl depends on burrow systems excavated by other species such as California ground squirrel (*Otospermophilus beecheyi*) and American badger (*Taxidea taxus*) (Poulin et al. 2020). Burrowing owl uses burrows for protection from predators, weather, as roosting sites, and dwellings to raise young (Poulin et al. 2020). It commonly perches outside burrows on mounds of soil or nearby fence posts. Prey types include insects, especially grasshoppers and crickets, small mammals, frogs, toads, and lizards (Poulin et al. 2020). The nesting season begins in March, and incubation lasts 28–30 days. The female incubates the eggs while the male forages and delivers food items to the burrow-nest; young then fledge between 44 and 53 days after hatching (Poulin et al. 2020). Adults can live up to 8 years in the wild.

Although there are no CNDDB occurrence records from within 5 miles of the Project site (CNDBB 2022), the banks of Antelope Creek east of the Project site contained ground squirrel burrows that could support this species (Figure 8). The fallowed fields on the Project site could also provide foraging habitat. However, the habitat is routinely disturbed, a row of olive trees separates the burrows from the potential foraging habitat, and the number of burrows is limited. Therefore, the potential for this species to occur on the project site is low.

3.3.3 Pallid bat (*Antrozous pallidus*, SSSC)

Pallid bat is a member of the family Vespertilionidae and is recognized as a Species of Special Concern by the CDFW (CDFW 2022). It is widespread in the western United States from southern British Columbia, Canada to northern Baja California, Mexico (Hermanson and O'Shea 1983). In California, pallid bat is locally common year-round at low elevations, where it occupies dry, open areas in grassland, shrubland, woodland, and forest (Zeiner et al. 1988–1990). Pallid bat is nocturnal and roosts during the day in caves, crevices in rocky outcrops, mines, and occasionally tree hollows and buildings; night roosts tend to be in more open areas including porches (Zeiner et al. 1988–1990). It forages almost exclusively on the ground, where it preys on insects, arachnids, beetles, moths, and scorpions; few prey items are taken aerially (Zeiner et al. 1988–1990). Pallid bat hibernates during winter, usually near a day roost that it occupies in summer (Hermanson and O'Shea 1983).

The Project site supports potential day roost habitat in the form of industrial buildings, and open areas at the Project site may provide foraging habitat. However, there are no CNDDB records from within 5 miles of the Project site (CNDDB 2022). Therefore, the species has a low potential to occur on the Project site.

3.3.4 Western mastiff bat (*Eumops perotis californicus*, SSSC)

The western mastiff bat is most common in the southern half of California, but its range extends almost to the Oregon border (Cockrum 1960). This species forages in large, open areas in habitats such as desert washes, floodplains, conifer and deciduous woodlands, coastal scrub, grasslands, chaparral, and agricultural lands (Cockrum 1960; Ross 1961). Roosts include the undersides of large slabs or boulders, cliff faces, and cracks in buildings (Howell 1920; Dalquest 1946; Barbour and Davis 1969). This species prefers a roost high above the ground that allows a vertical drop of at least 10 feet to initiate flight (Howell 1920).

The Project site is within a non-specific 1990 CNDDB occurrence polygon (CDFW 2022). Roosting habitat in the form of industrial buildings were present on the Project site, and the open areas at or near the Project site may provide foraging habitat. Therefore, the species could occur on or near the Project site.

4.0 Environmental Impacts

4.1 Significance Determinations

This Project, which will result in temporary and permanent impacts to agricultural land cover, will not: (1) substantially reduce the habitat of a fish or wildlife species (criterion a) as no such habitat is present on the Project site; (2) cause a fish or wildlife population to drop below self-sustaining levels (criterion b) as no such potentially vulnerable population is known from the area; (3) threaten to eliminate a plant or animal community (criterion c) as no such potentially vulnerable communities are known from the area; (4) substantially reduce the number or restrict the range of a rare or endangered plant or animal (criterion d) as no such potentially vulnerable species are known from the area; (5) 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 CDFW or USFWS (criterion f) as no riparian habitat or other sensitive natural community was present in the survey area; (6) have a substantial adverse effect on state or federally protected wetlands (including, but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means (criterion g) as no impacts to wetlands are expected; (7) conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance (criterion i) as no trees or biologically sensitive areas will be impacted; or (8) conflict with the provisions of an adopted Habitat Conservation Plan, Natural Communities Conservation Plan, or other approved local, regional, or state habitat conservation plan (criterion j) as no such plan has been adopted. Thus, these significance criteria are not analyzed further.

The remaining statutorily defined criteria provided the framework for Criterion BIO1 and Criterion BIO2 below. These criteria are used to assess the impacts to biological resources stemming from the Project and provide the basis for determinations of significance:

- Criterion BIO1: 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 CDFW or USFWS (significance criterion e).

- Criterion BIO2: 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 (significance criterion h)

4.1.1 Direct and Indirect Impacts

4.1.1.1 Potential Impact: Have a substantial Effect on any Special-Status Species (Criterion BIO1)

The Project could adversely affect four special-status animal species that could occur on or near the Project site. Construction activities such as excavating, trenching, or using other heavy equipment that disturbs or harms a special-status species could constitute a significant impact. We recommend that Mitigation Measures BIO1, BIO2, and BIO3 (below) be included in the conditions of approval to reduce the potential impacts to a less-than-significant level.

Mitigation Measure BIO1. Protect San Joaquin kit fox.

1. To protect San Joaquin kit fox, a qualified biologist shall conduct a pre-construction survey within 30 days prior to the start of ground-disturbing activities to identify potential dens (burrows larger than 4 inches in diameter) in suitable land cover types on and within 250 feet of the Project site. If potential dens for San Joaquin kit fox are present, their disturbance and destruction shall be avoided. Exclusion zones shall be implemented based on the type of den and current use: Potential Den—50 feet; Known Den—100 feet; Natal or Pupping Den—to be determined on a case-by-case basis in coordination with USFWS and CDFW. All pipes greater than 4 inches in diameter stored on the construction site shall be capped, and exit ramps shall be installed in trenches and other excavations to avoid direct mortality. When possible, construction shall be conducted outside of the breeding season from October 1 to November 30. If den avoidance is not possible, procedures in *U.S. Fish and Wildlife Service Standardized Recommendations for Protection of the Endangered San Joaquin Kit Fox Prior or During Ground Disturbance* (USFWS 2011) shall be followed.

Mitigation Measure BIO2. Protect burrowing owl.

1. Conduct focused burrowing owl surveys to assess the presence/absence of burrowing owl in accordance with the *Staff Report on Burrowing Owl Mitigation* (CDFG 2012) and *Burrowing Owl Survey Protocol and Mitigation Guidelines* (CBOC 1997). These involve conducting four pre-construction survey visits.
2. If a burrowing owl or sign of burrowing owl use (e.g., feathers, guano, pellets) is detected on or within 500 feet of the Project site, and the qualified biologist determines that Project activities would disrupt the owl(s), a construction-free buffer, limited operating period, or passive relocation shall be implemented in consultation with the CDFW.

Mitigation Measure BIO3. Protect roosting pallid bat and western mastiff bats.

1. A pre-construction clearance survey shall be conducted by a qualified biologist to ensure that no roosting pallid bats will be disturbed during the implementation of the Project. A pre-construction clearance survey shall be conducted no more than 14 days prior to the initiation of construction activities. During this survey, the qualified biologist shall inspect all potential roosting habitat in and immediately

adjacent to the impact areas. If an active roost is found close enough to the construction area to be disturbed by these activities, the qualified biologist shall determine the extent of a construction-free buffer to be established around the roost. If work cannot proceed without disturbing the roosting bats, work may need to be halted or redirected to other areas until the roost is no longer in use.

4.1.1.2 Potential Impact: Interfere Substantially with Native Wildlife Movements, Corridors, or Nursery Sites (Criterion BIO2)

The Project could impede the use of nursery sites for native birds protected under the MBTA and CFGC. Migratory birds are expected to nest on and near the Project site. Construction disturbance during the breeding season could result in the incidental loss of fertile eggs or nestlings or otherwise lead to nest abandonment. Disturbance that causes nest abandonment or loss of reproductive effort can be considered take under the MBTA and CFGC. Loss of fertile eggs or nesting birds, or any activities resulting in nest abandonment, could constitute a significant effect if the species is particularly rare in the region. Construction activities such as excavating, trenching, and grading that disturb a nesting bird on the Project site or immediately adjacent to the construction zone could constitute a significant impact. We recommend that Mitigation Measure BIO4 (below) be included in the conditions of approval to reduce the potential effect to a less-than-significant level.

Mitigation Measure BIO4. Protect nesting birds.

1. To the extent practicable, construction shall be scheduled to avoid the nesting season, which extends from February through August.

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

4.1.2 Cumulative Effects

The Project will involve developing an approximately 116-acre parcel that currently supports industrial buildings with graveled parking areas and fallowed agricultural fields into an industrial

park. The Project site could provide habitat for San Joaquin kit fox, burrowing owl, pallid bat, and western mastiff bat. Nesting habitat for migratory birds is also present on the Project site. However, implementing Mitigation Measures BIO1 through BIO4 would reduce any contribution to cumulative impacts on biological resources to a less-than-significant level.

4.1.3 Unavoidable Significant Adverse Effects

No unavoidable significant adverse effects on biological resources would occur from implementing the Project.

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Appendix A. USFWS list of threatened and endangered species.

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Sacramento Fish And Wildlife Office
Federal Building
2800 Cottage Way, Room W-2605
Sacramento, CA 95825-1846
Phone: (916) 414-6600 Fax: (916) 414-6713

In Reply Refer To: January 14, 2022
Consultation Code: 08ESMF00-2022-SLI-0818
Event Code: 08ESMF00-2022-E-02519
Project Name: WOODLAKE INDUSTRIAL PARK

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, under the jurisdiction of the U.S. Fish and Wildlife Service (Service) that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the Service under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

Please follow the link below to see if your proposed project has the potential to affect other species or their habitats under the jurisdiction of the National Marine Fisheries Service:

http://www.nwr.noaa.gov/protected_species/species_list/species_lists.html

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the ECOS-IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the ECOS-IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to

utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

http://www.fws.gov/endangered/esa-library/pdf/TOC-GLOS.PDF

Please be aware that bald and golden eagles are protected under the Bald and Golden Eagle Protection Act (16 U.S.C. 668 *et seq.*), and projects affecting these species may require development of an eagle conservation plan (http://www.fws.gov/windenergy/eagle_guidance.html). Additionally, wind energy projects should follow the wind energy guidelines (http://www.fws.gov/windenergy/) for minimizing impacts to migratory birds and bats.

Guidance for minimizing impacts to migratory birds for projects including communications towers (e.g., cellular, digital television, radio, and emergency broadcast) can be found at: http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/towers.htm; http://www.towerkill.com; and http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/comtow.html.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Tracking Number in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List

Official Species List

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Sacramento Fish And Wildlife Office
Federal Building
2800 Cottage Way, Room W-2605
Sacramento, CA 95825-1846
(916) 414-6600

Project Summary

Consultation Code: 08ESMF00-2022-SLI-0818
Event Code: Some(08ESMF00-2022-E-02519)
Project Name: WOODLAKE INDUSTRIAL PARK
Project Type: DEVELOPMENT
Project Description: Colibri Ecological proposes to assist Crawford & Bowen Planning, Inc. by conducting a biological resource evaluation in support of an industrial park development project (the Project) in the City of Woodlake in Tulare County, California. The Project will involve the construction of 17 buildings totaling 1,329,000 square feet and 700 parking stalls. The Project site is approximately 60 acres and currently supports industrial buildings, fallowed agricultural fields, and barren and paved parking areas. The Project site is on the southeast corner of S Blaire Road and Avenue 342 (W Ropes Avenue).

Project Location:

Approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@36.40653545,-119.11299369096346,14z

Counties: Tulare County, California

Endangered Species Act Species

There is a total of 13 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries[1], as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

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1. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

Mammals

NAME	STATUS
Fisher *Pekania pennanti* Population: SSN DPS There is **proposed** critical habitat for this species. The location of the critical habitat is not available. Species profile: https://ecos.fws.gov/ecp/species/3651	Endangered
San Joaquin Kit Fox *Vulpes macrotis mutica* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/2873	Endangered

Birds

NAME	STATUS
California Condor *Gymnogyps californianus* Population: U.S.A. only, except where listed as an experimental population There is **final** critical habitat for this species. The location of the critical habitat is not available. Species profile: https://ecos.fws.gov/ecp/species/8193	Endangered

Reptiles

NAME	STATUS
Blunt-nosed Leopard Lizard *Gambelia silus* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/625	Endangered
Giant Garter Snake *Thamnophis gigas* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/4482	Threatened

Amphibians

NAME	STATUS
California Red-legged Frog *Rana draytonii* There is **final** critical habitat for this species. The location of the critical habitat is not available. Species profile: https://ecos.fws.gov/ecp/species/2891	Threatened
California Tiger Salamander *Ambystoma californiense* Population: U.S.A. (Central CA DPS) There is **final** critical habitat for this species. The location of the critical habitat is not available. Species profile: https://ecos.fws.gov/ecp/species/2076	Threatened

Fishes

NAME	STATUS
Delta Smelt *Hypomesus transpacificus* There is **final** critical habitat for this species. The location of the critical habitat is not available. Species profile: https://ecos.fws.gov/ecp/species/321	Threatened

Insects

NAME	STATUS
Monarch Butterfly *Danaus plexippus* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9743	Candidate

Crustaceans

NAME	STATUS
Conservancy Fairy Shrimp *Branchinecta conservatio* There is **final** critical habitat for this species. The location of the critical habitat is not available. Species profile: https://ecos.fws.gov/ecp/species/8246	Endangered

Flowering Plants

NAME	STATUS
Greene's Tuctoria *Tuctoria greenei*	Endangered
There is **final** critical habitat for this species. The location of the critical habitat is not available. Species profile: https://ecos.fws.gov/ecp/species/1573	
San Joaquin Adobe Sunburst *Pseudobahia peirsonii*	Threatened
No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/2931	
San Joaquin Orcutt Grass *Orcuttia inaequalis*	Threatened
There is **final** critical habitat for this species. The location of the critical habitat is not available. Species profile: https://ecos.fws.gov/ecp/species/5506	

Critical habitats

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

Appendix B. CNDDB occurrence records.

Summary Table Report

California Department of Fish and Wildlife

California Natural Diversity Database

Query Criteria: Quad IS (Stokes Mtn. (3611952) OR Auckland (3611951) OR Shadequarter Mtn. (3611858) OR Ivanhoe (3611942) OR Woodlake (3611941) OR Kaweah (3611848) OR Exeter (3611932) OR Rocky Hill (3611931) OR Chickencoop Canyon (3611838))
 AND Taxonomic Group IS (Fish OR Amphibians OR Reptiles OR Birds OR Mammals OR Mollusks OR Arachnids OR Crustaceans OR Insects OR Ferns OR Gymnosperms OR Monocots OR Dicots OR Lichens OR Bryophytes)

Name (Scientific/Common)	CNDDB Ranks	Listing Status (Fed/State)	Other Lists	Elev. Range (ft.)	Total EO's	Element Occ. Ranks						Population Status		Presence		
						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
Agelaius tricolor tricolored blackbird	G1G2 S1S2	None Threatened	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_EN-Endangered NABCI_RWL-Red Watch List USFWS_BCC-Birds of Conservation Concern	505 540	955 S:2	0	0	0	0	0	2	1	1	2	0	0
Ambystoma californiense pop. 1 California tiger salamander - central California DPS	G2G3 S3	Threatened Threatened	CDFW_WL-Watch List IUCN_VU-Vulnerable	345 743	1263 S:9	0	6	2	0	0	1	2	7	9	0	0
Anniella pulchra Northern California legless lizard	G3 S3	None None	CDFW_SSC-Species of Special Concern USFS_S-Sensitive	377 1,000	378 S:2	1	0	0	0	0	1	1	1	2	0	0
Antrozous pallidus pallid bat	G4 S3	None None	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern USFS_S-Sensitive WBWG_H-High Priority	368 368	420 S:1	1	0	0	0	0	0	0	1	1	0	0
Ardea herodias great blue heron	G5 S4	None None	CDF_S-Sensitive IUCN_LC-Least Concern	500 500	156 S:1	0	0	0	0	0	1	1	0	1	0	0
Athene cunicularia burrowing owl	G4 S3	None None	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern USFWS_BCC-Birds of Conservation Concern	343 343	2011 S:1	1	0	0	0	0	0	0	1	1	0	0

Summary Table Report

California Department of Fish and Wildlife

California Natural Diversity Database

Name (Scientific/Common)	CNDDB Ranks	Listing Status (Fed/State)	Other Lists	Elev. Range (ft.)	Total EO's	Element Occ. Ranks						Population Status		Presence		
						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
Atriplex cordulata var. erecticaulis Earlimart orache	G3T1 S1	None None	Rare Plant Rank - 1B.2	335 335	23 S:1	1	0	0	0	0	0	0	1	1	0	0
Atriplex minuscula lesser saltscale	G2 S2	None None	Rare Plant Rank - 1B.1	335 335	52 S:1	0	1	0	0	0	0	0	1	1	0	0
Atriplex persistens vernal pool smallscale	G2 S2	None None	Rare Plant Rank - 1B.2	345 355	41 S:2	2	0	0	0	0	0	0	2	2	0	0
Batrachoseps regius Kings River slender salamander	G2 S2S3	None None	IUCN_VU-Vulnerable USFS_S-Sensitive	2,000 5,500	14 S:2	0	0	0	0	0	2	2	0	2	0	0
Bombus crotchii Crotch bumble bee	G3G4 S1S2	None None		450 1,000	437 S:5	0	0	0	0	0	5	5	0	5	0	0
Branchinecta lynchi vernal pool fairy shrimp	G3 S3	Threatened None	IUCN_VU-Vulnerable	335 950	795 S:19	2	3	0	0	0	14	6	13	19	0	0
Brodiaea insignis Kaweah brodiaea	G1 S1	None Endangered	Rare Plant Rank - 1B.2 USFS_S-Sensitive	560 3,300	27 S:11	2	4	2	0	0	3	10	1	11	0	0
Chrysis tularensis Tulare cuckoo wasp	G1G2 S1S2	None None		450 450	5 S:1	0	0	0	0	0	1	1	0	1	0	0
Delphinium recurvatum recurved larkspur	G2? S2?	None None	Rare Plant Rank - 1B.2 BLM_S-Sensitive SB_SBBG-Santa Barbara Botanic Garden	340 440	119 S:4	0	0	0	0	1	3	2	2	3	0	1
Desmocerus californicus dimorphus valley elderberry longhorn beetle	G3T2 S3	Threatened None		405 960	271 S:2	0	0	1	0	0	1	2	0	2	0	0
Diplacus pictus calico monkeyflower	G2 S2	None None	Rare Plant Rank - 1B.2 BLM_S-Sensitive SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	600 600	73 S:1	0	0	0	0	0	1	1	0	1	0	0
Empidonax traillii willow flycatcher	G5 S1S2	None Endangered	IUCN_LC-Least Concern USFS_S-Sensitive USFWS_BCC-Birds of Conservation Concern	570 570	90 S:1	0	0	0	0	0	1	1	0	1	0	0

Summary Table Report

California Department of Fish and Wildlife

California Natural Diversity Database

Name (Scientific/Common)	CNDDB Ranks	Listing Status (Fed/State)	Other Lists	Elev. Range (ft.)	Total EO's	Element Occ. Ranks						Population Status		Presence		
						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
Emys marmorata western pond turtle	G3G4 S3	None None	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_VU-Vulnerable USFS_S-Sensitive	70 1,000	1398 S:3	0	0	0	0	0	3	3	0	3	0	0
Eriogonum nudum var. murinum mouse buckwheat	G5T2 S2	None None	Rare Plant Rank - 1B.2 BLM_S-Sensitive	1,280 3,400	11 S:4	0	0	0	0	0	4	4	0	4	0	0
Eryngium spinosepalum spiny-sepaled button-celery	G2 S2	None None	Rare Plant Rank - 1B.2 BLM_S-Sensitive	335 2,000	108 S:20	3	9	2	0	1	5	11	9	19	1	0
Erythranthe norrisii Kaweah monkeyflower	G2 S2	None None	Rare Plant Rank - 1B.3 BLM_S-Sensitive SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden USFS_S-Sensitive	1,200 2,700	8 S:2	0	0	0	0	0	2	2	0	2	0	0
Eumops perotis californicus western mastiff bat	G4G5T4 S3S4	None None	BLM_S-Sensitive CDFW_SSC-Species of Special Concern WBWG_H-High Priority	450 940	296 S:5	0	0	0	0	0	5	5	0	5	0	0
Euphorbia hooveri Hoover's spurge	G1 S1	Threatened None	Rare Plant Rank - 1B.2	335 345	29 S:2	0	0	2	0	0	0	0	2	2	0	0
Fritillaria striata striped adobe-lily	G1 S1	None Threatened	Rare Plant Rank - 1B.1 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden SB_USDA-US Dept of Agriculture USFS_S-Sensitive		23 S:1	0	0	0	0	1	0	1	0	0	0	1
Glyceria grandis American manna grass	G5 S3	None None	Rare Plant Rank - 2B.3		10 S:1	0	0	0	0	0	1	1	0	1	0	0
Gymnogyps californianus California condor	G1 S1	Endangered Endangered	CDF_S-Sensitive CDFW_FP-Fully Protected IUCN_CR-Critically Endangered NABCI_RWL-Red Watch List	1,000 1,000	13 S:1	0	0	0	0	0	1	1	0	1	0	0

Summary Table Report

California Department of Fish and Wildlife

California Natural Diversity Database

Name (Scientific/Common)	CNDDB Ranks	Listing Status (Fed/State)	Other Lists	Elev. Range (ft.)	Total EO's	Element Occ. Ranks						Population Status		Presence		
						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
Haliaeetus leucocephalus bald eagle	G5 S3	Delisted Endangered	BLM_S-Sensitive CDF_S-Sensitive CDFW_FP-Fully Protected IUCN_LC-Least Concern USFS_S-Sensitive USFWS_BCC-Birds of Conservation Concern	912 912	329 S:1	0	1	0	0	0	0	0	1	1	0	0
Helianthus winteri Winter's sunflower	G2? S2?	None None	Rare Plant Rank - 1B.2 BLM_S-Sensitive	460 2,500	55 S:32	6	20	4	1	0	1	0	32	32	0	0
Lasthenia chrysantha alkali-sink goldfields	G2 S2	None None	Rare Plant Rank - 1B.1	380 380	55 S:1	0	0	0	0	0	1	1	0	1	0	0
Lasthenia glabrata ssp. coulteri Coulter's goldfields	G4T2 S2	None None	Rare Plant Rank - 1B.1 BLM_S-Sensitive SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden SB_SBBG-Santa Barbara Botanic Garden	350 350	111 S:1	0	0	0	0	0	1	0	1	1	0	0
Lepidurus packardi vernal pool tadpole shrimp	G4 S3S4	Endangered None	IUCN_EN-Endangered	340 345	329 S:2	0	1	0	0	0	1	1	1	2	0	0
Leptosiphon serrulatus Madera leptosiphon	G3 S3	None None	Rare Plant Rank - 1B.2 BLM_S-Sensitive USFS_S-Sensitive	1,000 3,500	27 S:2	0	0	0	0	0	2	2	0	2	0	0
Linderiella occidentalis California linderiella	G2G3 S2S3	None None	IUCN_NT-Near Threatened	513 516	508 S:2	0	0	0	0	0	2	0	2	2	0	0
Lithobates pipiens northern leopard frog	G5 S2	None None	CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern		19 S:1	0	0	0	0	0	1	1	0	1	0	0
Lytta moesta moestan blister beetle	G2 S2	None None		1,000 1,000	12 S:1	0	0	0	0	0	1	1	0	0	1	0
Lytta morrisoni Morrison's blister beetle	G1G2 S1S2	None None		960 960	10 S:1	0	0	0	0	0	1	1	0	0	1	0

Summary Table Report

California Department of Fish and Wildlife

California Natural Diversity Database

Name (Scientific/Common)	CNDDB Ranks	Listing Status (Fed/State)	Other Lists	Elev. Range (ft.)	Total EO's	Element Occ. Ranks						Population Status		Presence		
						A	B	C	D	X	U	Historic > 20 yr	Recent <= 20 yr	Extant	Poss. Extirp.	Extirp.
Orcuttia inaequalis San Joaquin Valley Orcutt grass	G1 S1	Threatened Endangered	Rare Plant Rank - 1B.1	515 515	47 S:1	0	0	0	0	1	0	1	0	0	0	1
Pseudobahia peirsonii San Joaquin adobe sunburst	G1 S1	Threatened Endangered	Rare Plant Rank - 1B.1 SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	600 1,420	51 S:3	0	0	0	1	0	2	3	0	3	0	0
Rana boylii foothill yellow-legged frog	G3 S3	None Endangered	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_NT-Near Threatened USFS_S-Sensitive	520 2,211	2476 S:10	0	0	0	0	10	0	10	0	0	0	10
Sagittaria sanfordii Sanford's arrowhead	G3 S3	None None	Rare Plant Rank - 1B.2 BLM_S-Sensitive	400 400	126 S:1	0	0	1	0	0	0	0	1	1	0	0
Spea hammondii western spadefoot	G2G3 S3	None None	BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_NT-Near Threatened	0 743	1422 S:31	0	26	1	0	0	4	4	27	31	0	0
Talanites moodyae Moody's gnaphosid spider	G1G2 S1S2	None None		400 1,200	6 S:4	0	0	0	0	0	4	4	0	4	0	0
Taxidea taxus American badger	G5 S3	None None	CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern	370 370	594 S:1	0	0	1	0	0	0	1	0	1	0	0
Tuctoria greenei Greene's tuctoria	G1 S1	Endangered Rare	Rare Plant Rank - 1B.1	450 450	50 S:1	0	0	0	0	1	0	1	0	0	0	1
Vulpes macrotis mutica San Joaquin kit fox	G4T2 S2	Endangered Threatened		345 720	1020 S:7	0	0	0	0	0	7	7	0	7	0	0

Appendix C. CNPS plant list.

Search Results

Back Export Results

20 matches found. Click on scientific name for details

Search Criteria: CRPR is one of [1B:2B] , 9-Quad include [3611848:3611941:3611858:3611951:3611838:3611931:3611932:3611952:3611942]

Scientific Name | Common Name | Family | Lifeform | Blooming Period | Fed List | State List | Global Rank | State Rank | CA Rare Plant Rank | General Habitats | Micro Habitats | Lowest Elevation (m) | Highest Elevation (m) | Lowest Elevation (ft) | Highest Elevation (ft) | CA Endemic | Date Added | Photo

Search:

▲ SCIENTIFIC NAME	COMMON NAME	FAMILY	LIFEFORM	BLOOMING PERIOD	FED LIST	STATE LIST	GLOBAL RANK	STATE RANK	CA RARE PLANT RANK	PHOTO
Atriplex cordulata var. *erecticaulis*	Earlimart orache	Chenopodiaceae	annual herb	Aug-Sep(Nov)	None	None	G3T1	S1	1B.2	 © 2009 Robert E. Preston, Ph.D.
Atriplex minuscula	lesser saltscale	Chenopodiaceae	annual herb	May-Oct	None	None	G2	S2	1B.1	 © 2000 Robert E. Preston, Ph.D.
Atriplex persistens	vernal pool smallscale	Chenopodiaceae	annual herb	Jun-Oct	None	None	G2	S2	1B.2	No Photo Available
Brodiaea insignis	Kaweah brodiaea	Themidaceae	perennial bulbiferous herb	Apr-Jun	None	CE	G1	S1	1B.2	 © 2007 Robert E. Preston, Ph.D.
Delphinium recurvatum	recurved larkspur	Ranunculaceae	perennial herb	Mar-Jun	None	None	G2?	S2?	1B.2	No Photo Available
Diplacus pictus	calico monkeyflower	Phrymaceae	annual herb	Mar-May	None	None	G2	S2	1B.2	 © 2020 Matt C. Berger
Eriogonum nudum var. *murinum*	mouse buckwheat	Polygonaceae	perennial herb	Jun-Nov	None	None	G5T2	S2	1B.2	No Photo Available
Eryngium spinosepalum	spiny-sepaled button-celery	Apiaceae	annual/perennial herb	Apr-Jun	None	None	G2	S2	1B.2	No Photo Available
Erythranthe norrisii	Kaweah monkeyflower	Phrymaceae	annual herb	Mar-May	None	None	G2	S2	1B.3	No Photo Available
Euphorbia hooveri	Hoover's spurge	Euphorbiaceae	annual herb	Jul-Sep(Oct)	FT	None	G1	S1	1B.2	No Photo Available
Fritillaria striata	striped adobe-lily	Liliaceae	perennial bulbiferous herb	Feb-Apr	None	CT	G1	S1	1B.1	 © 2013 Aaron Schusteff
Glyceria grandis	American manna grass	Poaceae	perennial rhizomatous herb	Jun-Aug	None	None	G5	S3	2B.3	No Photo Available
Helianthus winteri	Winter's sunflower	Asteraceae	perennial shrub	Jan-Dec	None	None	G2?	S2?	1B.2	 © 2014 Chris Winchell
Lasthenia chrysantha	alkali-sink goldfields	Asteraceae	annual herb	Feb-Apr	None	None	G2	S2	1B.1	 © 2009 California State University, Stanislaus
Lasthenia glabrata ssp. *coulteri*	Coulter's goldfields	Asteraceae	annual herb	Feb-Jun	None	None	G4T2	S2	1B.1	 © 2013 Keir Morse
Leptosiphon serrulatus	Madera leptosiphon	Polemoniaceae	annual herb	Apr-May	None	None	G3	S3	1B.2	 © 2008 Chris Winchell
Orcuttia inaequalis	San Joaquin Valley Orcutt grass	Poaceae	annual herb	Apr-Sep	FT	CE	G1	S1	1B.1	No Photo Available
Pseudobahia peirsonii	San Joaquin adobe sunburst	Asteraceae	annual herb	Feb-Apr	FT	CE	G1	S1	1B.1	No Photo Available
Sagittaria sanfordii	Sanford's arrowhead	Alismataceae	perennial rhizomatous herb (emergent)	May-Oct(Nov)	None	None	G3	S3	1B.2	No Photo Available
Tuctoria greenei	Greene's tuctoria	Poaceae	annual herb	May-Jul(Sep)	FE	CR	G1	S1	1B.1	No Photo Available

Showing 1 to 20 of 20 entries

Suggested Citation:
California Native Plant Society, Rare Plant Program. 2022. Inventory of Rare and Endangered Plants of California (online edition, v9-01 1.0). Website https://www.rareplants.cnps.org [accessed 14 January 2022].

Appendix B
CHRIS Search Results

California Historical Resources Information System

Fresno
Kern
Kings
Madera
Tulare

Southern San Joaquin Valley Information Center
California State University, Bakersfield
Mail Stop: 72 DOB
9001 Stockdale Highway
Bakersfield, California 93311-1022
(661) 654-2289
E-mail: ssjvic@csub.edu
Website: www.csub.edu/ssjvic

To: Emily Bowen
Crawford Bowen Planning, Inc.
113 N. Church Street, Suite 302
Visalia, CA 93291

Record Search 21-098

Date: March 29, 2021

Re: City of Woodlake Sewer Expansion Project

County: Tulare

Map(s): Ivanhoe & Woodlake 7.5'

CULTURAL RESOURCES RECORDS SEARCH

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

The following are the results of a search of the cultural resource files at the Southern San Joaquin Valley Information Center. These files include known and recorded cultural resources sites, inventory and excavation reports filed with this office, and resources listed on the National Register of Historic Places, the OHP Built Environment Resources Directory, California State Historical Landmarks, California Register of Historical Resources, California Inventory of Historic Resources, and California Points of Historical Interest. Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the OHP are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area.

PRIOR CULTURAL RESOURCE STUDIES CONDUCTED WITHIN THE PROJECT AREA AND THE ONE-HALF MILE RADIUS

According to the information in our files, there have been two previous cultural resource studies conducted within the project area, TU-00426 and TU-01445. There have been ten cultural resource studies conducted within a one-half mile radius, TU-00015, 00409, 00443, 01013, 01014, 01196, 01389, 01392, 01498, and 01813.

KNOWN/RECORDED CULTURAL RESOURCES WITHIN THE PROJECT AREA AND THE ONE-HALF MILE RADIUS

There is one recorded resource within the project area, P-54-004632, an historic era railroad. There are five recorded resources within the one-half mile radius, P-54-003992, 004003, 004034, 004614, and 004875. These resources consist of historic era storage tanks, Bravo Lake, another historic era railroad, an historic era canal, and an historic era ditch.

Resource P-54-004614, the Friant-Kern Canal, has been given a National Register Status Code of 2S2, indicating this property has been determined eligible for listing in the National Register of Historic Places by a consensus through the Section 106 process. The resource is listed in the California Register of Historical Resources. There are no other recorded cultural resources within the project area or radius that are listed in the National Register of Historic Places, the California Register of Historical Resources, the California Points of Historical Interest, California Inventory of Historic Resources, or the California State Historic Landmarks.

COMMENTS AND RECOMMENDATIONS

We understand this project consists of improvement and expansion of the existing sewer system in the City of Woodlake. Further, we understand the project activities will take place in the existing right-of way of several roadways. As such, no further cultural resource investigation is recommended at this time. However, if cultural resources are unearthed during project activities, wall work must halt in the area of the find and a qualified, professional consultant should be called out to assess the findings and make the appropriate mitigation recommendations. A list of qualified consultants can be found at www.chrisinfo.org.

We also recommend that you contact the Native American Heritage Commission in Sacramento. They will provide you with a current list of Native American individuals/organizations that can assist you with information regarding cultural resources that may not be included in the CHRIS Inventory and that may be of concern to the Native groups in the area. The Commission can consult their "Sacred Lands Inventory" file to determine what sacred resources, if any, exist within this project area and the way in which these resources might be managed. Finally, please consult with the lead agency on this project to determine if any other cultural resource investigation is required. If you need any additional information or have any questions or concerns, please contact our office at (661) 654-2289.

By:

Celeste M. Thomson, Coordinator **Date**: March 29, 2021

Please note that invoices for Information Center services will be sent under separate cover from the California State University, Bakersfield Accounting Office.