

WILD OAK SUBDIVISION

ADMINISTRATIVE DRAFT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

OCTOBER 2022

SCH NO.

PREPARED FOR:

City of Tulare
Planning Department
411 East Kern Avenue
Tulare, CA 93274

PREPARED BY:

Provost & Pritchard Consulting Group



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ACRONYMS

AB Assembly Bill

AFV alternative fuel vehicles

AHERA Asbestos Hazard Emergency Response Act

APCD.....Air Pollution Control Districts

APE Area of Potential Effect

AQMDsAir Quality Management Districts

BMP Best Management Practices

BPS Best Performance Standards

CAAClean Air Act

CAAQSCalifornia Ambient Air Quality Standards

CAFE Corporate Average Fuel Economy

Cal/OSHA California Occupational Safety and Health Administration

CalEEMod California Emissions Estimator Modeling (software)

CAL FIRE..... California Department of Forestry and Fire Protection

CalGreen.....California’s Green Building Code

CalRecycle (California) Department of Resources Recycling and Recovery

CalWater..... California Water Service Company

CAP Climate Action Plan

CARB.....California Air Resources Board

CBC California Building Code

CCAA..... California Clean Air Act

CCR California Code of Regulations

CDFW..... California Department of Fish and Wildlife

CEQA California Environmental Quality Act

CESA California Endangered Species Act

CFR Code of Federal Regulations

CGP construction general permit

City City of Tulare

CH₄ Methane

CHRIS..... California Historical Resources Information System

CNDDB..... California Natural Diversity Database

CNPS..... California Native Plant Society
CO Carbon Monoxide
CO₂ Carbon dioxide
COS College of the Sequoias
County..... Tulare County
CWA Clean Water Act
dB Decibel
dBA A-weighted decibels
DBH Diameter Breast Height
DOC Department of Conservation
DTSC..... Department of Toxic Substances Control
DWR Department of Water Resources
EIR Environmental Impact Report
EPA Environmental Protection Agency
EPAct Energy Policy Act of 1992
EPCA..... Energy Policy and Conservation Act of 1975
FEMA Federal Emergency Management Agency
FMMP..... Farmland Mapping and Monitoring Program
FPPA Farmland Protection Policy Act
GC Government Code
GHG Greenhouse Gas
GIS Geographic Information System
GSP Groundwater Sustainability Plan
HAPs..... Hazardous Air Pollutants
HSC Health and Safety Code
HUC Hydrologic Unit Code
IPac Information for Planning and Consultation System
IS Initial Study
IS/MND..... Initial Study/Mitigated Negative Declaration
km kilometers
Ldn Day Night Average Sound Level
LOS Level of Service
MBTA..... Migratory Bird Treaty Act

MJ-LHMP	Multi-Jurisdictional Local Hazard Mitigation Plan
MMRP.....	Mitigation Monitoring and Reporting Program
MND.....	Mitigated Negative Declaration
MTCO _{2e}	Metric tons of carbon dioxide equivalent
MOU.....	memorandum of understanding
NAAQS.....	National Ambient Air Quality Standards
NAHC.....	Native American Heritage Commission
ND	Negative Declaration
NEPA.....	<i>National Environmental Policy Act</i>
NHPA	National Historic Preservation Act
NO _x	Nitrogen oxides
NO ₂	Nitrogen Dioxide
NPDES.....	National Pollutant Discharge Elimination System
NRCS.....	Natural Resources Conservation Service
NRHP	National Register of Historic Places
NTU	Nephelometric Turbidity Unit
NWP	Nationwide general permit
O ₃	Ozone
Pb	lead
PM ₁₀	particulate matter 10 microns in size
PM _{2.5}	particulate matter 2.5 microns in size
ppb	parts per billion
ppm	parts per million
PRC	Public Resource Code
Project.....	Wild Oak Subdivision
ROG	Reactive Organic Gases
RTP	Regional Transportation Plan
RWQCB.....	Regional Water Quality Control Board
SCE	Southern California Edison
SDC	Seismic Design Category
SHMP.....	State of California Multi-Hazard Mitigation Plan
SHPO.....	State Historic Preservation Office
SIP	State Implementation Plan

SJVAPCD San Joaquin Valley Air Pollution Control District
SJVAB..... San Joaquin Valley Air Board
SLF Sacred Lands File
SMARA..... Surface Mining and Reclamation Act
SO₂ Sulfur Dioxide
SR State Route
SRA State Responsibility Area
SSJVIC Southern San Joaquin Valley Information Center
SWPPP Storm Water Pollution Prevention Plan
SWRCB..... State Water Resources Control Board
TACtoxic air contaminants
TID Tulare Irrigation District
TIP Transportation Improvement Program
USACE..... United States Army Corps of Engineers
USFWS..... United States Fish and Wildlife Service
µg/m³.....micrograms per cubic meter
UWMP Urban Water Management Plan
VMT Vehicle Mile Travelled
WDRwaste discharge requirements
WOTUS..... waters of the United States
WWTF..... Wastewater Treatment Facility

CHAPTER 1 INTRODUCTION

Provost & Pritchard Consulting Group (Provost & Pritchard) has prepared this Initial Study/Mitigated Negative Declaration (IS/MND) on behalf of DR Horton to address the environmental effects of the Wild Oak Subdivision (Project). This document has been prepared in accordance with the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq. The City of Tulare is the CEQA lead agency for this Project.

The site and the Project are described in detail in [Chapter 2 Project Description](#).

1.1 REGULATORY INFORMATION

An Initial Study (IS) is a document prepared by a lead agency to determine whether a project may have a significant effect on the environment. In accordance with California Code of Regulations Title 14 (Chapter 3, Section 15000, *et seq.*)-- also known as the CEQA Guidelines--Section 15064 (a)(1) states that an environmental impact report (EIR) must be prepared if there is substantial evidence in light of the whole record that the Project under review may have a significant effect on the environment and should be further analyzed to determine mitigation measures or project alternatives that might avoid or reduce project impacts to less than significant levels. A negative declaration (ND) may be prepared instead if the lead agency finds that there is no substantial evidence in light of the whole record that the project may have a significant effect on the environment. An ND is a written statement describing the reasons why a proposed Project, not otherwise exempt from CEQA, would not have a significant effect on the environment and, therefore, why it would not require the preparation of an EIR (CEQA Guidelines Section 15371). According to CEQA Guidelines Section 15070, a ND or *mitigated* ND shall be prepared for a project subject to CEQA when either:

- a. The IS shows there is no substantial evidence, in light of the whole record before the agency, that the proposed Project may have a significant effect on the environment, or
- b. The IS identified potentially significant effects, but:
 1. Revisions in the project plans or proposals made by or agreed to by the applicant before the proposed MND and IS is released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur is prepared, and
 2. There is no substantial evidence, in light of the whole record before the agency, that the proposed Project as *revised* may have a significant effect on the environment.

1.2 DOCUMENT FORMAT

This IS/MND contains six chapters and six appendices. [Chapter 1 Introduction](#), provides an overview of the Project and the CEQA process. [Chapter 2 Project Description](#), provides a detailed description of proposed Project components and objectives. [Chapter 3 Determination](#), the Lead Agency's determination based upon this initial evaluation. [Chapter 4 Environmental Impact Analysis](#) presents the CEQA checklist and environmental analysis for all impact areas, mandatory findings of significance, and feasible mitigation measures. If the Project does not have the potential to significantly impact a given issue area, the relevant section provides a brief discussion of the reasons why no impacts are expected. If the Project could have a potentially significant impact on a resource, the issue area discussion provides a description of potential impacts, and appropriate mitigation measures and/or permit requirements that would reduce those

impacts to a less than significant level. **Chapter 5 Mitigation, Monitoring, and Reporting Program** (MMRP), provides the proposed mitigation measures, implementation timelines, and the entity/agency responsible for ensuring implementation. **Chapter 6 References** details the documents and reports this document relies upon to provide its analysis.

The CalEEMod Output Files, Biological Evaluation, Cultural Resources - Phase I Survey, Design Plans, Phase I Environmental Site Assessment, and Vehicle Miles Traveled Memo, are provided as technical **Appendix A, Appendix B, Appendix C, Appendix D**, , and respectively, at the end of this document.

CHAPTER 2 PROJECT DESCRIPTION

2.1 PROJECT BACKGROUND

2.1.1 Project Title

Wild Oak Subdivision

2.1.2 Lead Agency Name and Address

City of Tulare
Planning Department
411 East Kern Avenue
Tulare, California 93274

2.1.3 Contact Person and Phone Number

Lead Agency Contact

Steven Sopp
Principal Planner
(559) 684-4216
ssopp@tulare.ca.gov

CEQA Consultant

Provost & Pritchard Consulting Group
Jarred Olsen, Environmental Project Manager
(559) 636-1166 x535

2.1.4 Project Location

The Project is located within the City of Tulare, California, approximately 200 miles southeast of Sacramento and 60 miles northwest of Bakersfield (see **Figure 2-1** and **Figure 2-2**). The Project site is located on Assessor's Parcel Number 168-020-003. The centroid of the Project site is 36° 12' 58.82" N, 119° 22' 32.50" W.

2.1.5 General Plan Designation and Zoning

Project Area	General Plan Designation		Zoning District	
	Existing	Proposed	Existing	Proposed
APN: 168-020-003	High Density Residential	Medium Density Residential	RM-4 (Multiple-Family Residential, 1,500 sq. ft. minimum site area per dwelling unit)	R-1-4 (Small Lot Residential, 3,200 sq. ft.-4,000 sq. ft. minimum lot size)

2.1.6 Description of Project

The proposed Wild Oak Subdivision pertains to an approximately 10.44-acre property located in the City of Tulare on the south side of West Pleasant Avenue between La Dawna and Alpha Streets.

This Project proposes to subdivide and develop the property into residential 83 lots with 2-story homes. The subject property would require a General Plan Amendment and a Rezone to change the subject property to Medium Density Residential and to R-1-4, respectively. A Conditional Use Permit to establish a Small Lot Residential subdivision would be required as part of the Project. Additionally, the Project proposes private streets, a 0.43-acre park and 17 public parking spaces, and the removal of an existing house and walnut trees onsite. Runoff from the Project would drain to Bender Park, located approximately 600 feet east of the Project site.

The site is currently vacant with one single family residence to be demolished. Construction is anticipated to occur over approximately 13 months and no tree or vegetation removal is included in the project. The Area of Potential Effect is approximately 11 acres.

2.1.7 Site and Surrounding Land Uses and Setting

Table 2-1: Existing Uses, General Plan Designation, & Zone Districts of Surrounding Properties

Direction from Project Site	Existing Use	General Plan Designation	Zone District
NORTH	Single-Family Residential	Low Density Residential	R-1-6 (Single-Family Residential, 6,000 sq. ft. minimum lot size)
EAST	Single-Family Residential	Low Density Residential	R-1-5 (Single-Family Residential, 5,000 sq. ft. minimum lot size)
SOUTH	Single-Family Residential	Low Density Residential	R-1-6 (Single-Family Residential, 6,000 sq. ft. minimum lot size)
WEST	Single-Family Residential	Low Density Residential	R-1-6 (Single-Family Residential, 6,000 sq. ft. minimum lot size)

2.1.8 Other Public Agencies Whose Approval May Be Required

- San Joaquin Valley Air Pollution Control District

2.1.9 Consultation with California Native American Tribes

Public Resources Code Section 21080.3.1, *et seq.* (codification of Assembly Bill (AB) 52, 2013-14)) requires that a lead agency, within 14 days of determining that it will undertake a project, must notify in writing any California Native American Tribe traditionally and culturally affiliated with the geographic area of the project if that Tribe has previously requested notification about projects in that geographic area. The notice must briefly describe the project and inquire whether the Tribe wishes to initiate request formal consultation. Tribes have 30 days from receipt of notification to request formal consultation. The lead agency then has 30 days to initiate the consultation, which then continues until the parties come to an agreement regarding necessary mitigation or agree that no mitigation is needed, or one or both parties determine that negotiation occurred in good faith, but no agreement will be made.

The City of Tulare, as the public lead agency, received a letter from the Santa Rosa Rancheria Tachi Yokut Tribe pursuant to Public Resource Code (PRC) § 21080.3.1 (AB 52) officially requesting notification of

Projects within the Santa Rosa Rancheria’s geographic area of traditional and cultural affiliation. In June 2022, the City sent the Tribe a formal letter including a Project description. In accordance with the law, the letter provided 30 days from receipt of the letter to request consultation in writing. Further discussion of the AB 52 process can be found in [Section 4.18](#) Tribal Cultural Resources.

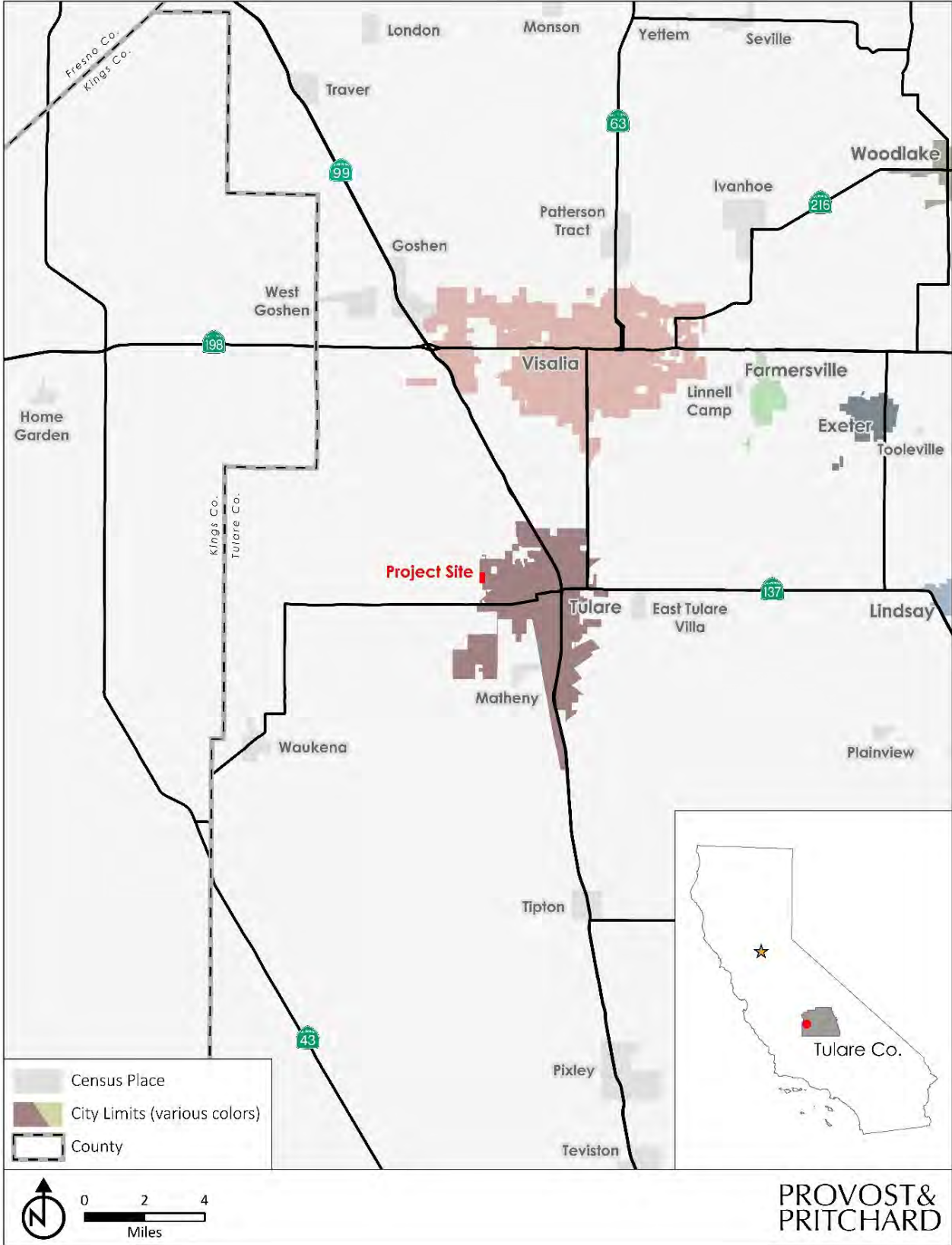


Figure 2-1: Regional Location Map

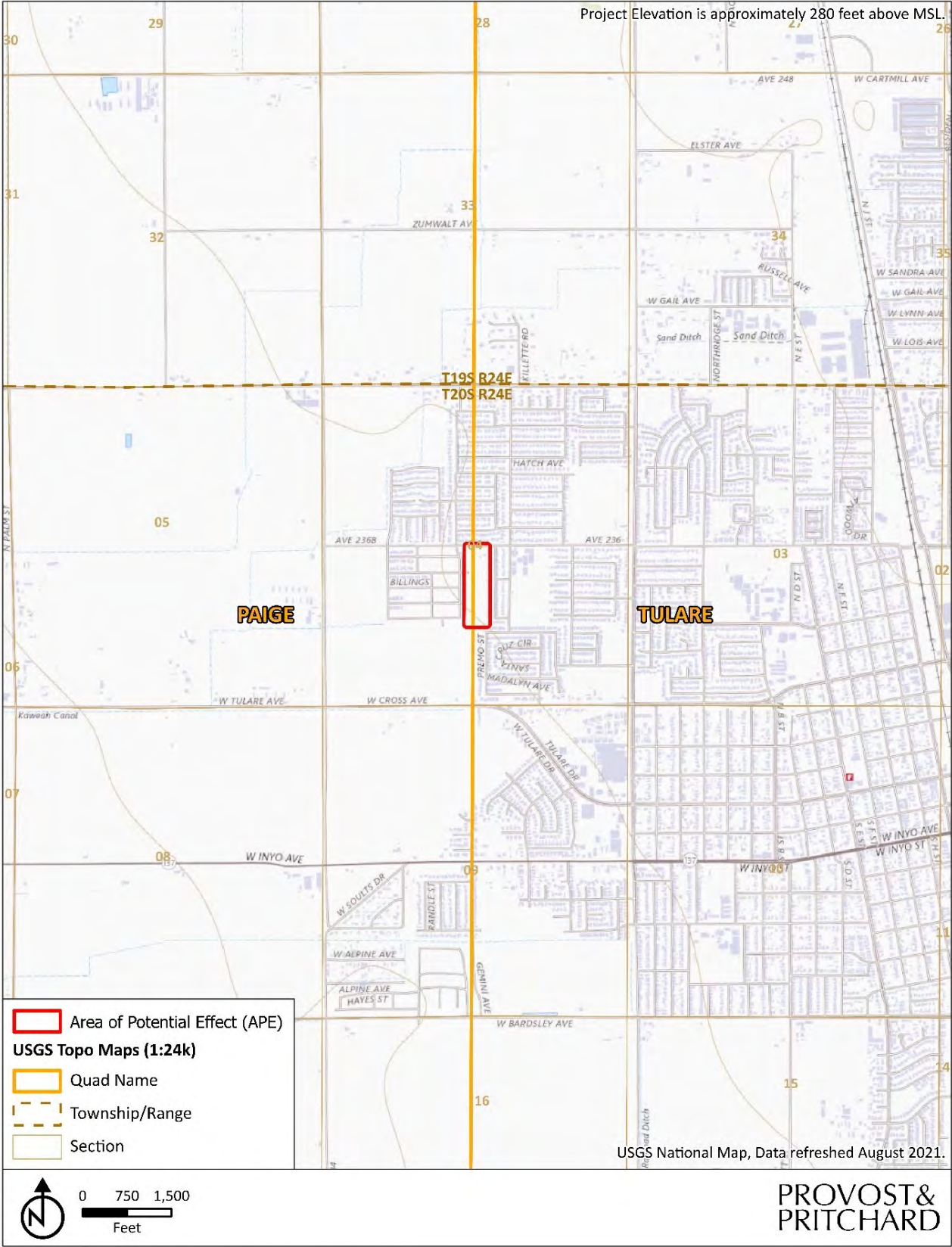


Figure 2-2: Topographic Quadrangle Map



Figure 2-3: Project Site Map

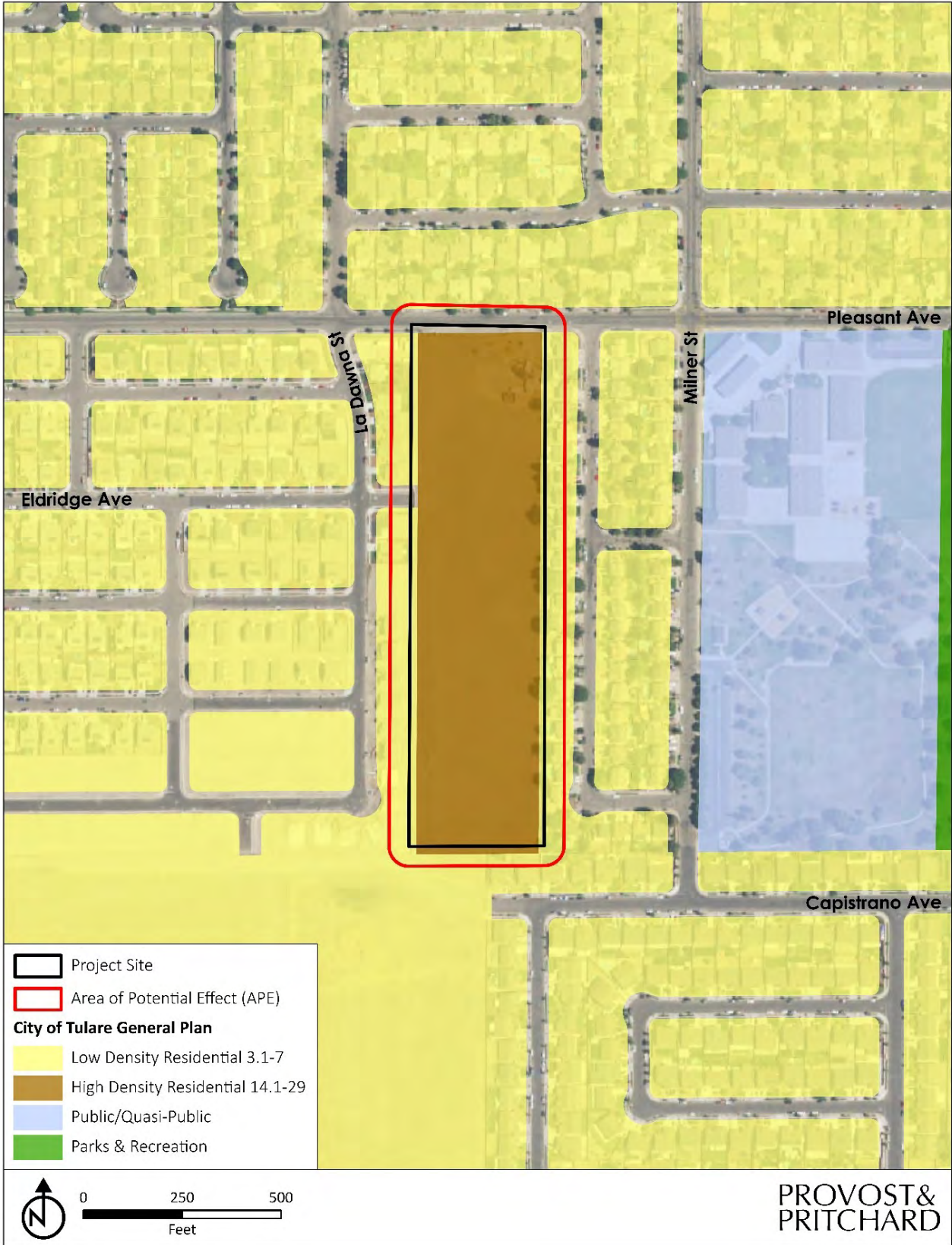


Figure 2-4: General Plan Land Use Designation Map

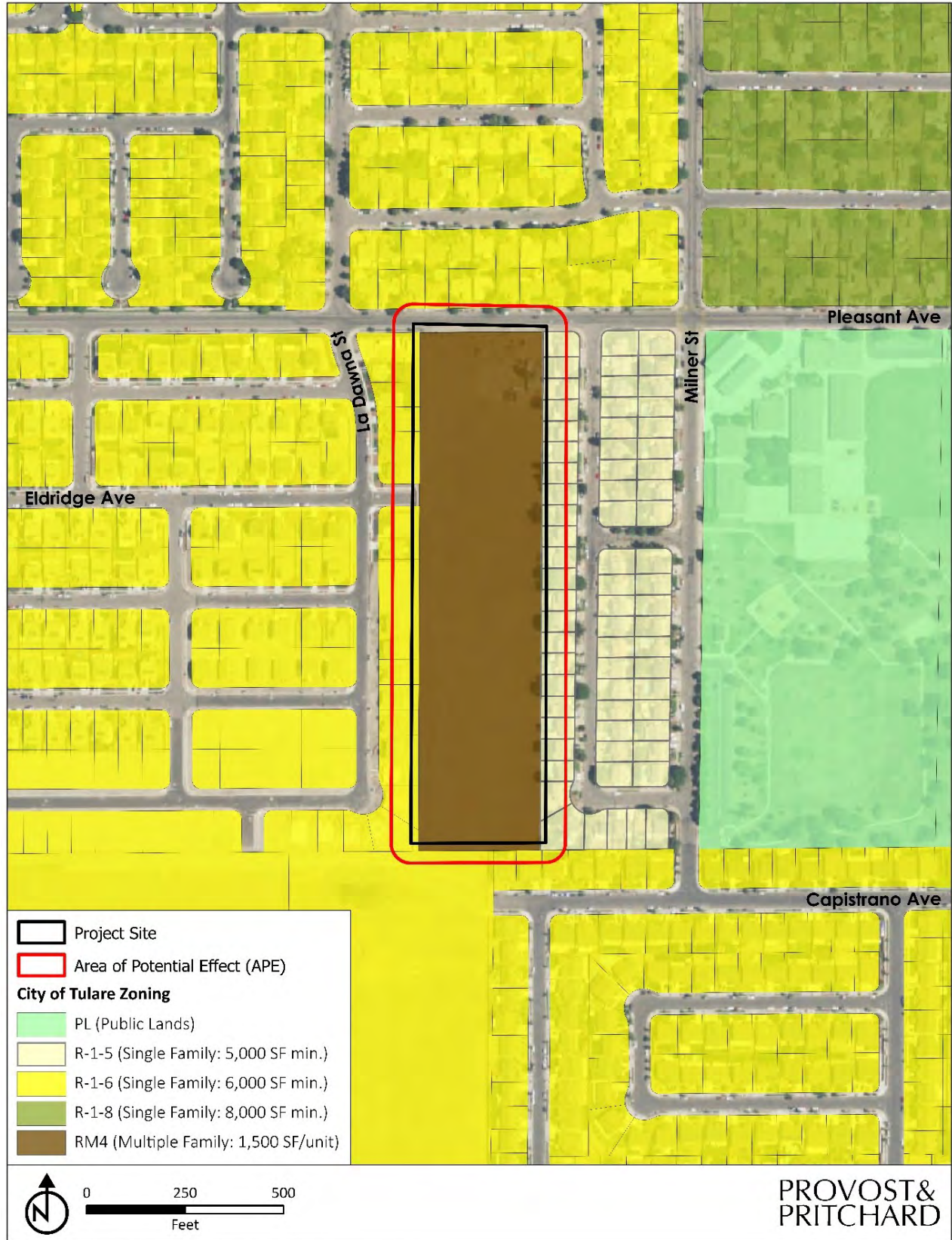


Figure 2-5: Zone District Map

CHAPTER 3 DETERMINATION

3.1 POTENTIAL ENVIRONMENTAL IMPACTS

As indicated by the discussions of existing and baseline conditions, and impact analyses that follow in this Chapter, environmental factors not checked below would have no impacts or less than significant impacts resulting from the project. Environmental factors that are checked below would have potentially significant impacts resulting from the project. Mitigation measures are recommended for each of the potentially significant impacts that would reduce the impact to less than significant.

- | | | |
|----------------------------------------------------------|-------------------------------------------------------------|------------------------------------------------------------------------|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards and Hazardous Materials |
| <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation | <input checked="" type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities and Service Systems | <input type="checkbox"/> Wildfire | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

The analyses of environmental impacts in **Chapter 4 Impact Analysis** result in an impact statement, which shall have the following meanings.

Potentially Significant Impact. This category is applicable if there is substantial evidence that an effect may be significant, and no feasible mitigation measures can be identified to reduce impacts to a less than significant level. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.

Less than Significant with Mitigation Incorporated. This category applies where the incorporation of mitigation measures would reduce an effect from a “Potentially Significant Impact” to a “Less than Significant Impact.” The lead agency must describe the mitigation measure(s), and briefly explain how they would reduce the effect to a less than significant level (mitigation measures from earlier analyses may be cross-referenced).

Less than Significant Impact. This category is identified when the proposed Project would result in impacts below the threshold of significance, and no mitigation measures are required.

No Impact. This category applies when a project would not create an impact in the specific environmental issue area. “No Impact” answers do not require a detailed explanation if they are adequately supported by the information sources cited by the lead agency, which show that the impact does not apply to the specific project (e.g. the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

3.2 DETERMINATION

On the basis of this initial evaluation (to be completed by the Lead Agency):

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

Date

Steven Sopp, Principal Planner

CHAPTER 4 ENVIRONMENTAL IMPACT ANALYSIS

4.1 AESTHETICS

Table 4-1: Aesthetics Impacts

Except as provided in Public Resources Code Section 21099, would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Have substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

4.1.1 Baseline Conditions

The Project is located in the City of Tulare which is within Tulare County and a part of the San Joaquin Valley. To the east lies the Sierra Nevada mountain range. Regional views from the valley floor are generally limited due to the flatness of the area, however, on clear days the Sierra Nevadas are visible to the east. Sequoia National Park, known for its large mountains, rugged foothills, deep canyons, vast caverns, and the world’s largest trees, the giant sequoias, is located east of the Project site and the City of Tulare.¹ California State Route (SR) 99, which runs north-south though a large segment of California, runs through Tulare, and is approximately 2.5 miles east of the Project site. SR 99 is not considered or eligible as a State Scenic Highway, as determined by the California Department of Transportation.² The nearest eligible State Scenic Highway is 198, which is located about 7.5 miles north of the Project site in the City of Visalia. This eligible stretch runs from where SR 198 and SR 99 meet to where the entrance of the Sequoia National Park is located. The City of Tulare can be characterized as an urbanizing city within a rural surrounding.

¹ (National Park Service 2022)

² (California Department of Transportation n.d.)

The Project site itself is primarily a vacant 10-acre lot with an existing home located at the north end. Single-family residential developments surround the lot. The northern boundary of the Project parcel fronts Pleasant Avenue.

4.1.2 Applicable Regulations

State

California Environmental Quality Act

CEQA establishes that it is the policy of the State to take all action necessary to provide the people of the state “with...enjoyment of aesthetic, natural, scenic, and historic environmental qualities.” [California Public Resources Code Section 21001(b)].

California Scenic Highways Program

Recognizing the value of scenic areas and the value of views from roads in such areas, the State Legislature established the California Scenic Highway Program in 1963. Under this program, State highway segments are designated as eligible for inclusion as scenic routes. Once the local jurisdictions through which a roadway passes have established a corridor protection program, the State may officially designate a roadway as a scenic route. Projects must then be evaluated for their impact on the scenic qualities of the corridor. Each designated corridor is monitored by the State and its designation may be revoked if a local government fails to enforce the provisions of the corridor protection program.

As stated in the Environmental Setting above, SR 198 through the Project vicinity is classified as eligible for State Scenic Highway status but is not officially designated.

Local

City of Tulare General Plan

Policy LU-P 13.14: Scenic Features and Views. The City shall preserve its scenic features and view corridors to the mountains.

Policy LU-P 13.24: Minimize Lighting Impacts. The City shall ensure that lighting in residential areas and along roadways shall be designed to prevent artificial lighting from reflecting into adjacent natural or open space areas.

Policy LU-P 13.25: Outdoor Lighting. The City shall ensure that future development includes provisions for the design of outdoor light fixtures to be directed/shielded downward and screened to avoid nighttime lighting spillover effects on adjacent land uses and nighttime sky conditions.

City of Tulare Municipal Code

Section 7.28.140 – Exterior Lighting: Exterior lighting shall be directed away from abutting properties so as to cause no annoying glare.

4.1.3 Impact Analysis

a) Have substantial adverse effect on a scenic vista?

Less than Significant Impact. Views of the Sierra Nevada mountain range to the east showcase the scenery from the Project. They can be best viewed from Pleasant Avenue as the roadway travels in an east/west direction. The proposed 2-story single-family homes would align with the surrounding

development and would not significantly impact views of the Sierra Nevadas. As part of the Project and pursuant to the R-1-4 Design Guidelines of the Tulare Municipal Code, the proposal would dedicate 0.43 acres to open space for an onsite park.³ The provided open space would assist in enhancing the site from its existing vacant aesthetic status. Impacts to a scenic vista would be less than significant.

- b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

No Impact. There are no scenic resources onsite. The Project would not impact a State Scenic Highway as one does not exist in the vicinity of the Project site. There would be no impact.

- c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Less than Significant Impact. The existing visual character of the Project site is primarily vacant and its vicinity is an urbanized area. The Project is located within the City of Tulare which is a developed, incorporated region in Tulare County. The existing parcel is a primarily vacant lot barring the existing single-family residence located on the northeast corner. The proposed subdivision Project would offer attractive landscaping and architectural design to reduce any visual effect to the surrounding properties and would conform with the existing character of the neighboring developments. Any impacts would be less than significant.

- 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. Development of the Project would create new sources of light typical of urban development. Nighttime lighting levels would increase over current levels, as sources of new and nighttime lighting and illumination would include, but are not necessarily limited to, lighting from the new residential use, lights associated with vehicular travel (i.e., car headlights), and street lighting. Increased nighttime lighting and illumination could result in adverse effects to adjacent land uses through the “spilling over” of light into these areas and “sky glow” conditions. However, all future development under the proposed Project would have to comply with Section 7.28.140 of the City of Tulare Municipal Code, which ensures that exterior lighting shall be directed away from abutting properties so as to cause no annoying glare.⁴ This would assist in reducing potential impacts associated with daytime glare and nighttime light. As such, any potential light and glare impacts would be reduced to a less than significant impact. In addition, the Project site would be situated near other residential subdivisions that produce like lighting, so the impacts of the Project would be consistent with the existing setting. Therefore, impacts would be less than significant.

³ (City of Tulare n.d.)

⁴ (City of Tulare n.d.)

4.2 AGRICULTURE AND FORESTRY RESOURCES

Table 4-2: Agriculture and Forest Impacts

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

4.2.1 Baseline Conditions

Agriculture is a vital component of the City of Tulare’s economy and is a significant source of the City’s cultural identity. As such, preserving the productivity of agricultural lands is integral to maintaining the City’s cultural and economic viability. The Project site is designated as Farmland of Local Importance under the Farmland Mapping & Monitoring Program (FMMP) but is not currently under agricultural use.

4.2.2 Applicable Regulations

State

California Department of Conservation, Division of Land Resource Protection

As part of the Farmland Mapping & Monitoring Program (FMMP), the California Department of Conservation (DOC) applies the NRCS soil classifications to identify agricultural lands, and these agricultural designations are used in planning for the present and future of California’s agricultural land resources. These designated agricultural lands are included in the Important Farmland Maps. The FMMP was established in 1982 to assess the location, quality, and quantity of agricultural lands and the conversion of these lands. The FMMP provides analysis of agricultural land use and land use changes throughout California. The DOC has a minimum mapping unit of 10 acres, with parcels that are smaller than 10 acres being absorbed into the surrounding classifications.

The category below provides a comprehensive description of the applicable category mapped by the DOC on the Project site:

Farmland of Local Importance. Land of importance to the local agricultural economy as determined by each county's board of supervisors and a local advisory committee.

Local

City of Tulare General Plan

The Conservation and Open Space Element of the City's General Plan includes the following agricultural resource goals and policies that are potentially applicable to the proposed project:

Goal COS-3. To promote the productivity of agricultural surrounding Tulare and the continued viability of Tulare County agriculture.

COS-P3.3 Agricultural Disclosures. The City shall require that developers of residential projects, which are within general proximity of agricultural operations in the city, to provide notification to new homeowners within their deeds of the City's right to farm ordinance.

COS-P3.4 Discourage Leapfrog Development. The City shall discourage leapfrog development (defined as urban development more than 1/2 mile from existing urban development) and development of peninsulas extending into agricultural lands to avoid adverse effects on agricultural operations and contribute to premature conversion.

COS-P3.7 Supportive Agricultural Services. The City shall continue to encourage the development of business and services necessary to support agriculture.

COS-P3.13 Farmland Trust and Funding Sources. The City shall encourage the trust or other qualifying entity to pursue a variety of funding sources (grants, donations, taxes, or other funds) to fund further implementation of mitigation for agricultural land conversion.

4.2.3 Impact Analysis

- 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?

Less than Significant Impact. The Project site is designated as Farmland of Local Importance by the Department of Conservation's (DOC) Farmland Mapping and Monitoring Program (FMMP). The Project would convert approximately 10 acres of Farmland of Local Importance to residential uses. The conversion of this Project would be minimal in comparison to the total amount of agricultural land in the county. Additionally, the Project is within the City's sphere of influence, and is planned for residential uses. Therefore, the City has already anticipated the conversion of the Project site to a non-agricultural use, which was previously analyzed in the General Plan Environmental Impact Report. Therefore, impacts would be less than significant.

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

No Impact. The Project site is not zoned for Agricultural use and is not subject to a Williamson Act agricultural land conservation contract. Therefore, the Project will not affect existing agriculturally zoned or Williamson Act contract parcels. There would be no impact.

- 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))?

No Impact. The Project site is not within the vicinity of a forest 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)). According to the City of Tulare General Plan, the Project site does not include any land used or designated for timber, forest land, or timber harvesting industry. Therefore, the Project would not conflict with existing zoning for, or cause rezoning of forest land. There would be no impact.

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

No Impact. As discussed above in Impact Assessment “c”, the Project is not within the vicinity of a forest 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)). Therefore, the Project would not result in the loss of forest land or conversion of forest land to non-forest use. There would be no impact.

- 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?

Less than Significant Impact. The Project would result in the conversion of approximately 10 acres of predominantly vacant land designated as Farmland of Local Importance into a new residential subdivision. While the Project would convert farmland into another use, the Project site is substantially surrounded by urban uses. Under this Project, the site would be subject to a General Plan Amendment and rezoning that would be consistent with residential use and the construction of a new subdivision. Therefore, impacts would be less than significant.

4.3 AIR QUALITY

Table 4-3: Air Quality Impacts

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

4.3.1 Baseline Conditions

The subject property is composed of an existing rural residence on approximately 11 acres.

4.3.2 Applicable Regulations

State

California Air Resources Board and the California Clean Air Act

The CARB is the agency responsible for coordination and oversight of state and local air pollution control programs in California and for implementing its own air quality legislation called the California Clean Air Act (CCAA), adopted in 1988. CARB was created in 1967 from the merging of the California Motor Vehicle Pollution Control Board and the Bureau of Air Sanitation and its Laboratory.

CARB has primary responsibility in California to develop and implement air pollution control plans designed to achieve and maintain the NAAQS established by the EPA. Whereas CARB has primary responsibility and produces a major part of the SIP for pollution sources that are statewide in scope, it relies on the local air districts to provide additional strategies for sources under their jurisdiction. CARB combines its data with all local district data and submits the completed SIP to the EPA. The SIP consists of the emissions standards for vehicular sources and consumer products set by the CARB, and attainment plans adopted by the Air Pollution Control Districts (APCDs) and Air Quality Management Districts (AQMDs) and approved by CARB. The San Joaquin Valley Air Pollution Control District (SJVAPCD) is one of 35 AQMDs that have prepared air quality management plans to accomplish a five percent annual reduction in emissions documenting progress toward the CAAQS.

States may establish their own standards, provided the state standards are at least as stringent as the NAAQS. California has established the CAAQS pursuant to Health and Safety Code (HSC) Section 39606(b) and its predecessor statutes.

Health and Safety Code Section 39608 requires CARB to “identify” and “classify” each air basin in the state on a pollutant-by-pollutant basis. Subsequently, the CARB designated areas in California as nonattainment

based on violations of the CAAQS. Designations and classifications specific to the San Joaquin Valley Air Board (SJVAB) can be found in the next section of this document. Areas in the state were also classified based on severity of air pollution problems. For each nonattainment class, the CCAA specifies air quality management strategies that must be adopted. For all nonattainment categories, attainment plans are required to demonstrate a five percent-per-year reduction in nonattainment air pollutants or their precursors, averaged every consecutive three-year period, unless an approved alternative measure of progress is developed. In addition, air districts in violation of CAAQS are required to prepare an Air Quality Attainment Plan (AQAP) that lays out a program to attain and maintain the CCAA mandates.

Other CARB duties include monitoring air quality. CARB has established and maintains, in conjunction with local APCDs and AQMDs, a network of sampling stations (called the State and Local Air Monitoring Stations [SLAMS] Network), which monitors the present pollutant levels in the ambient air.

All of County, including the City, is in the SJVAB. **Table 4-5** contains a summary of State and federal air quality standards and the SJVABs attainment status for common pollutants.

CARB Mobile-Source Regulation

CARB is responsible for controlling emissions from the operation of motor vehicles in the state. Rather than mandating the use of specific technology or the reliance on a specific fuel, CARBs motor vehicle standards specify the allowable grams of pollution per mile driven. In other words, the regulations focus on the reductions needed rather than on the manner in which they are achieved. Towards this end, CARB has adopted regulations that require auto manufacturers to phase in less-polluting vehicles.

The CCAA was first signed into law in 1988 and is administered by CARB. The CCAA provides a comprehensive framework for air quality planning and regulation, and spells out, in statute, the States air quality goals, planning and regulatory strategies, and performance. The CAAQS, established pursuant to Health & Safety Code Section 39606(b), are similar to, but more stringent than, the NAAQS.

Assembly Bills 1807 & 2588 - Tanner Air Toxics Act

California regulates toxic air contaminants (TACs) primarily through the Tanner Air Toxics Act (AB 1807) and the Air Toxics Hot Spots Information and Assessment Act of 1987 (AB 2588). The Tanner Act sets forth a formal procedure for CARB to designate substances as a TAC. This includes research, public participation, and scientific peer review before CARB can designate a substance as a TACs. To date, CARB has identified more than 21 TACs and has adopted EPAs list of HAPs as TACs. Most recently, diesel PM was added to the CARB list of TACs. Once a TAC is identified, CARB then adopts an Airborne Toxics Control Measure for sources that emit that particular TAC. CARB list of TACs is provided below:

Benzene	Vinyl chloride
Ethylene Dibromide	Inorganic Arsenic
Ethylene Dichloride	Nickel
Hexavalent chromium	Perchloroethylene
Asbestos	Formaldehyde
Dibenzo-p-dioxins and Dibenzofurans	1,3-Butadiene
Cadmium	Inorganic Lead
Carbon Tetrachloride	Particulate Emissions from Diesel-Fueled Engines
Ethylene Oxide	Environmental Tobacco Smoke
Methylene Chloride	EPA Hazardous Air Pollutants (187)
Trichloroethylene	
Chloroform	

If there is a safe threshold for a substance at which there is no toxic effect, the control measure must reduce exposure below that threshold. If there is no safe threshold, the measure must incorporate Best Available Control Technology to minimize emissions.

California Assembly Bill 170

Assembly Bill 170, Reyes (AB 170), was adopted by state lawmakers in 2003 creating GC Section 65302.1 which requires cities and counties in the San Joaquin Valley to amend their general plans to include data and analysis, comprehensive goals, policies and feasible implementation strategies designed to improve air quality.

State Tailpipe Emission Standards

To reduce emissions from off-road diesel equipment, on-road diesel trucks, and harbor craft, CARB established a series of increasingly strict emission standards for new engines. New construction equipment used for the Project, including heavy duty trucks, off-road construction equipment, tugboats, and barges, would be required to comply with the standards.

Local

San Joaquin Valley Air Pollution Control District

The SJVAPCD is the agency responsible for monitoring and regulating air pollutant emissions from stationary, area, and indirect sources within the County and throughout the SJVAB. The District also has responsibility for monitoring air quality and setting and enforcing limits for source emissions. The CARB is the agency with the legal responsibility for regulating mobile source emissions. The District is precluded from such activities under State law.

The District was formed in mid-1991 and prepared and adopted the San Joaquin Valley AQAP, dated January 30, 1992, in response to the requirements of the CCAA. The CCAA requires each non-attainment district to reduce pertinent air contaminants by at least five percent (5%) per year until new, more stringent, 1988 State air quality standards are met.

Activities of the SJVAPCD include the preparation of plans for the attainment of ambient air quality standards, adoption and enforcement of rules and regulations concerning sources of air pollution, issuance of permits for stationary sources of air pollution, inspection of stationary sources of air pollution and response to citizen complaints, monitoring of ambient air quality and meteorological conditions, and implementation of programs and regulations required by the CAA and the CCAA.

The SJVAPCD has prepared the 2013 Ozone Plan to achieve federal and State standards for improved air quality in the SJVAB regarding ozone. It provides a comprehensive list of regulatory and incentive-based measures to reduce emissions of ozone and particulate matter precursors throughout the SJVAB, and calls for major advancements in pollution control technologies for mobile and stationary sources of air pollution, a 75-percent reduction in ozone-forming oxides of nitrogen emissions, and addresses the remaining requirement under the 1979 revoked 1-hour ozone NAAQS.

The EPA in 2006 issued a Final Rule determining that the Basin had attained the NAAQS for PM₁₀, it did however note that the Final Rule did not constitute a redesignation to attainment until all of the CAA requirements under Section 107(d)(3) were met. In response, the SJVAPCD prepared the 2007 PM₁₀ Maintenance Plan and Request for Redesignation (2007 PM₁₀ Plan). The SJVAPCD has prepared the 2012 PM_{2.5} Plan to achieve federal and State standards for improved air quality in the SJVAB. The 2012 PM_{2.5} Plan provides a comprehensive list of regulatory and incentive-based measures to reduce PM_{2.5}.

The Guide for Assessing and Mitigation Air Quality Impacts was prepared in 2015, which is an advisory document that provides Lead Agencies, consultants, and project applicants with analysis guidance and uniform procedures for addressing air quality impacts in environmental documents. It describes the criteria that SJVAPCD uses when reviewing and commenting on the adequacy of environmental documents and recommends thresholds for determining whether or not projects would have significant adverse environmental impacts, identifies methodologies for predicting project emissions and impacts, and identifies measures that can be used to avoid or reduce air quality impacts.

The SJVAPCD documents identified above represent the SJVAPCDs plan to achieve both State and federal air quality standards. The regulations and incentives contained in these documents must be legally enforceable and permanent. These plans separate emissions reductions and compliance into different emissions source categories. The SJVAPCD Rules and Regulations that are applicable to the Project include, but are not limited to, the following:

- [Regulation VIII \(Fugitive Dust Prohibitions\), Regulation VIII \(Rules 8011-8081\)](#): This regulation is a series of rules designed to reduce particulate emissions generated by human activity, including construction and demolition activities, carryout and trackout, use of paved and unpaved roads and traffic areas, bulk material handling and storage, open space areas, etc. If a non-residential area is five or more acres in size, a Dust Control Plan must be submitted as specified in Section 6.3.1 of Rule 8021. Additional requirements may apply, depending on total area of disturbance.
- [Rule 8021 – Construction, Demolition, Excavation, and Other Earthmoving Activities](#): District Rule 8021 requires owners or operators of construction projects to submit a Dust Control Plan to the District if at any time the project involves non-residential developments of five or more acres of disturbed surface area or moving, depositing, or relocating of more than 2,500 cubic yards per day of bulk materials on at least three days of the project. The Project will meet these criteria and will be required to submit a Dust Control Plan to the District in order to comply with this rule.
- [Rule 9510 – Indirect Source Review](#): Rule 9510, *Indirect Source Review*, fulfills the SJVAPCD emission reduction commitments in the PM₁₀ and Ozone Attainment Plans through emission reductions associated with construction and operational activities for projects subject to the rule. Since the project contains more than 20,000 square feet of recreational space it will be required to comply with Rule 9510. Compliance with Rule 9510 is separate from the CEQA process, although the control measures used to comply with Rule 9510 may be used to mitigate CEQA impacts.
[Rule 4641 – Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations](#): If asphalt paving will be used, then paving operations of the Project will be subject to Rule 4641. This rule applies to the manufacture and use of cutback asphalt, slow cure asphalt, and emulsified asphalt for paving and maintenance operations.
- [Regulatory Attainment Designations](#): Under the CCAA, CARB is required to designate areas of the state as attainment, nonattainment, or unclassified with respect to applicable standards. An “attainment” designation for an area signifies that pollutant concentrations did not violate the applicable standard in that area. A “nonattainment” designation indicates that a pollutant concentration violated the applicable standard at least once, excluding those occasions when a violation was caused by an exceptional event, as defined in the criteria. Depending on the frequency and severity of pollutants exceeding applicable standards, the nonattainment designation can be further classified as serious nonattainment, severe nonattainment, or extreme nonattainment, with extreme nonattainment being the most severe of the classifications. An “unclassified” designation signifies that the data does not support either an attainment or nonattainment designation. The CCAA divides districts into moderate, serious, and severe air pollution categories, with increasingly stringent control requirements mandated for each category.

The EPA designates areas for ozone, CO, and NO₂ as “does not meet the primary standards,” “cannot be classified,” or “better than national standards.” For SO₂, areas are designated as “does not meet the primary standards,” “does not meet the secondary standards,” “cannot be classified,” or “better than national standards.” However, CARB terminology of attainment, nonattainment, and unclassified is more frequently used. The EPA uses the same sub-categories for nonattainment status: serious, severe, and extreme. In 1991, EPA assigned new nonattainment designations to areas that had previously been classified as Group I, II, or III for PM₁₀ based on the likelihood that they would violate national PM₁₀ standards. All other areas are designated “unclassified.”

The SJVAB is currently designated as a nonattainment area with respect to the state PM₁₀ standard, ozone, and PM_{2.5} standards. The SJVAB is designated nonattainment for the national 8-hour ozone and PM_{2.5} standards. On September 25, 2008, the EPA redesignated the San Joaquin Valley to attainment for the PM₁₀ NAAQS and approved the PM₁₀ Maintenance Plan.

Table 4-4 shows the SJVAPCD thresholds of significance for both construction- and operation-related emissions from a given project.

Table 4-4: SJVAPCD Thresholds of Significance

SJVAPCD Thresholds of Significance (tons/year)		
Pollutant	Construction Emissions	Operation Emissions
ROG	10	10
NO _x	10	10
CO	100	100
SO _x	27	27
PM ₁₀	15	15
PM _{2.5}	15	15

Source: SJVAPCD, May 2015.

City of Tulare General Plan

Policy AQ-P1.2: Cumulative Air Quality Impacts. The City shall require developments to be located, designed, and constructed in a manner that would minimize cumulative air quality impacts. Developers shall be required to present alternatives that reduce air emissions and enhance, rather than harm, the environment.

Policy AQ-P1.5: CEQA Compliance. The City shall ensure that air quality impacts identified during the CEQA review process are fairly and consistently mitigated.

Policy AQ-P2.6: Landscape. The City shall encourage the use of ecologically based landscape design principles that can improve local air quality by absorbing carbon dioxide, producing oxygen, and filtering particulates. These principles include, but are not limited to, the incorporation of parks, landscaped medians, and landscaping within development.

Policy AQ-P3.1: Air Pollution Control Technology. The City shall utilize the Best Available Control Measures (BACM) and Reasonably Available Control Measures (RACM) as adopted by the City to maintain healthful air quality and high visibility standards. These measures shall be applied to new development approvals and permit modifications as appropriate.

Policy AQ-P3.2: Dust Suppression Measures. The City shall require developers to implement Best Management Practices including dust suppression measures during excavation, grading, and site preparation activities: Techniques may include, but are not limited to, the following:

- Site watering or application of dust suppressants,

- Phasing or extension of grading operations,
- Covering of stockpiles,
- Suspension of grading activities during high wind periods (typically winds greater than 25 miles per hour), and
- Revegetation of graded areas.

[Policy AQ-P3.5](#): Construction Emissions. The City shall require construction firms to reduce construction exhaust emissions to further aid in the reduction of PM10, ROG, and NOx emissions.

[Policy COS-P7.8](#): Indirect Source Review. The City shall require major development projects, as defined by the SJVAPCD, to mitigate air quality impacts associated with the project. As feasible the City shall work with SJVAPCD to determine mitigations that may include, but are not limited to the following:

- Providing bicycle access and parking facilities,
- Increasing density,
- Encouraging mixed use developments,
- Providing walkable and pedestrian-oriented neighborhoods
- Providing increased access to public transportation,
- Providing preferential parking for high-occupancy vehicles, car pools, or alternative fuels vehicles, and
- Establishing telecommuting programs or satellite work centers.

Table 4-5: Summary of Ambient Air Quality Standards and Attainment Designation

Pollutant	Averaging Time	California Standards*		National Standards*	
		Concentration*	Attainment Status	Primary	Attainment Status
Ozone (O ₃)	1-hour	0.09 ppm	Nonattainment/ Severe	–	No Federal Standard
	8-hour	0.070 ppm	Nonattainment	0.075 ppm	Nonattainment (Extreme)**
Particulate Matter (PM ₁₀)	AAM	20 µg/m ³	Nonattainment	–	Attainment
	24-hour	50 µg/m ³		150 µg/m ³	
Fine Particulate Matter (PM _{2.5})	AAM	12 µg/m ³	Nonattainment	12 µg/m ³	Nonattainment
	24-hour	No Standard		35 µg/m ³	
Carbon Monoxide (CO)	1-hour	20 ppm	Attainment/ Unclassified	35 ppm	Attainment/ Unclassified
	8-hour	9 ppm		9 ppm	
	8-hour (Lake Tahoe)	6 ppm		–	
Nitrogen Dioxide (NO ₂)	AAM	0.030 ppm	Attainment	53 ppb	Attainment/ Unclassified
	1-hour	0.18 ppm		100 ppb	
Sulfur Dioxide (SO ₂)	AAM	–	Attainment	--	Attainment/ Unclassified
	24-hour	0.04 ppm		--	
	3-hour	–		0.5 ppm	
	1-hour	0.25 ppm		75 ppb	
Lead (Pb)	30-day Average	1.5 µg/m ³	Attainment	–	No Designation/ Classification
	Calendar Quarter	–		--	
	Rolling 3-Month Average	–		0.15 µg/m ³	
Sulfates (SO ₄)	24-hour	25 µg/m ³	Attainment	No Federal Standards	
Hydrogen Sulfide (H ₂ S)	1-hour	0.03 ppm (42 µg/m ³)	Unclassified		
Vinyl Chloride (C ₂ H ₃ Cl)	24-hour	0.01 ppm (26 µg/m ³)	Attainment		
Visibility-Reducing Particle Matter	8-hour	Extinction coefficient: 0.23/km-visibility of 10 miles or more due to particles when the relative humidity is less than 70%.	Unclassified		

* For more information on standards visit: <https://ww3.arb.ca.gov/research/aaqs/aaqs2.pdf>

** No Federal 1-hour standard. Reclassified extreme nonattainment for the Federal 8-hour standard

***Secondary Standard

Source: CARB 2015; SJVAPCD 2015

4.3.3 Impact Analysis

a) Would the project conflict with or obstruct implementation of the applicable air quality plan?

Less than Significant Impact. CEQA requires that certain projects be analyzed for consistency with the applicable air quality plan. For a project to be consistent with SJVAPCD air quality plans, the pollutants emitted from a project should not exceed the SJVAPCD emission thresholds or cause a significant impact on air quality. In addition, emission reductions achieved through implementation of offset requirements are a major component of the SJVAPCD air quality plans. As discussed below, construction of the project would not result in the generation of criteria air pollutants that would exceed SJVAPCD thresholds of significance. Implementation of SJVAPCD Regulation VIII would further reduce construction dust impacts. Operational emissions associated with the project would not exceed SJVAPCD established significance thresholds for ROG, NO_x, CO, sulfur oxides (SO_x), PM₁₀, or PM_{2.5} emissions. The Project does exceed the minimum dwelling unit count to be subject to Rule 9510, Indirect Source Review. Therefore, the project would not conflict with or obstruct implementation of SJVAPCD air quality plans. Impacts would be less than significant.

b) Would the project 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?

Less than Significant Impact. Construction-generated emissions are temporary in duration, site improvements and construction of the homes will take place over approximately 13 months. The construction of the Project would result in the temporary generation of emissions associated with site grading and excavation, motor vehicle exhaust associated with construction equipment and worker trips, as well as the movement of construction equipment on unpaved surfaces. Estimated construction-generated emissions and operational emissions are summarized in **Table 4-6**. Operational emissions would occur from vehicular trips, area sources such as fireplaces, and energy sources from the combustion of natural gas. These emissions are summarized in **Table 4-7**

Table 4-6: Unmitigated Short-Term Construction-Generated Emissions of Criteria Air Pollutants

Source	Annual Emissions (Tons/Year) ⁽¹⁾					
	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Maximum Annual Proposed Project Emissions:	0.4956	2.0941	2.2503	0.0041	0.2090	0.1393
<i>SJVAPCD Significance Thresholds:</i>	10	10	100	27	15	15
<i>Exceed SJVAPCD Thresholds?</i>	No	No	No	No	No	No

*Emissions were quantified using CalEEmod Output Files Version 2020.4.0. Refer to **Appendix A** for modeling results and assumptions. Totals may not sum due to rounding.*

Table 4-7: Unmitigated Long-Term Operational Emissions

Source	Annual Emissions (Tons/Year) ⁽¹⁾					
	ROG	NO _x	SO _x	CO	PM ₁₀	PM _{2.5}
Maximum Annual Project Emissions:	0.9189	0.5734	3.3901	0.0079	0.7709	0.2189
<i>SJVAPCD Significance Thresholds:</i>	10	10	27	100	15	15
<i>Exceed SJVAPCD Thresholds?</i>	No	No	No	No	No	No

*Emissions were quantified using CalEEmod Output Files Version 2020.4.0. Refer to **Appendix A** for modeling results and assumptions. Totals may not sum due to rounding.*

As Project emissions will not exceed established thresholds, impacts would be less than significant.

c) Would the project expose sensitive receptors to substantial pollutant concentrations?

Less than Significant Impact with Mitigation. The Project would generate diesel particulate matter during construction and during project operations when solid waste is being collected from the site. These emissions are short in duration, temporary, and consistent with emissions found in the project vicinity. Furthermore, the conversion of farmland would likely result in similar emission reductions. A Health Risk Assessment utilizing Hotspots Analysis and Reporting Program (HARP) Air Dispersion Modeling and Risk Assessment Tool version 21081 was prepared for the Project, using the emissions found in Receptors were placed at the boundary of the Project site and spaced 50 meters apart. The maximum impact was found to be 19.951 in a million. This analysis does not consider area emissions from residential operations in the surrounding area. Mitigation Measure **AIR-1** is proposed, as utilizing EPA Tier 4 Final engines in construction equipment reduces diesel particulate matter by approximately 90%.⁵ Therefore, impacts would be less than significant.

d) Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

No Impact. Land uses that are typically identified as sources of objectionable odors include landfills, transfer stations, sewage treatment plants, wastewater pump stations, composting facilities, feed lots, coffee roaster, asphalt batch plants, and rendering plants, among other uses. The Project does not include any of these activities or land uses. The Project would therefore have no impact with respect to generation of emissions leading to odors or other adverse or objectionable emissions.

4.3.4 Mitigation

AIR-1 Construction of the Project shall utilize EPA Tier 4 Final engines or better.

⁵ (California Air Resources Board 2017)

4.4 BIOLOGICAL RESOURCES

Table 4-8: Biological Resources Impacts

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

4.4.1 Baseline Conditions

General

Provost and Pritchard Consulting Group conducted a reconnaissance-level field survey of the Project site and surrounding areas. A report entitled *Biological Evaluation – Wild Oak Subdivision Project*, dated June 2022 evaluated potential Project-related impacts to biological resources.

A reconnaissance-level field survey of the APE (**Figure 2-3**) was conducted on April 7, 2022, by Provost & Pritchard biologists, Shaylea Stark, Rene De La Fuente, and Roman Endicott. The survey consisted of walking through the Project’s APE while identifying and noting land uses, biological habitats and communities, plant and animal species encountered and assessed for suitable habitats of various wildlife species.

The following site description and analysis of impacts includes excerpts from the Biological Evaluation report which is available in its entirety as [Appendix B](#) of this document.

The APE is located south of West Pleasant Avenue and west of Alpha Street in the western portion of the City of Tulare, Tulare County, California (see [Figure 2-1](#) and [Figure 2-2](#)). The APE includes an approximately 10.44-acre property with an additional 50-foot buffer (see [Figure 2-3](#)). The APE is dominated by invasive weeds and contains a house in the northeast corner. The areas surrounding the APE consists of housing developments and subdivisions. The APE and surrounding areas have high human and domestic animal disturbances.

Water

A watershed is the topographic region that drains into a stream, river, or lake. The nearest surface waters are Sand Ditch Canal which is 0.08 miles northwest of the APE. Watersheds are made up of many smaller subwatersheds that drain into a particular stream, river, or lake. The Middle Branch Cross Creek watershed is comprised of stormwater or snowmelt collected in upland areas which flows down into many small streams and creeks which combine into the Middle Fork Kaweah River. Farther downstream the Middle Fork Kaweah River combines with the Marble Fork Kaweah River and forms the start of the Kaweah River. The Kaweah River which goes into Kaweah Lake and then exits again as Kaweah River eventually flows into Crocker Cut Stream. Crocker Cut stream flows into unnamed canals which then flow into Sand Ditch Canal which is 0.08 miles northwest of the APE.⁶

The APE lies within the Middle Branch Cross Creek watershed; Hydrologic Unit Code (HUC): 1803000714 and a single subwatershed: Cameron Creek subwatershed; HUC: 180300071402.⁷

Soil

One soil mapping unit representing Nord fine sandy loam, 0 to 2 percent slopes was identified within the APE. Nord fine sandy loam is found within 100 percent of the APE and is well drained, has moderate permeability, and has negligible runoff. One minor soil unit comprising 3.0 percent of the APE was identified as hydric. Nord soils are primarily used for cultivation of crops.⁸ Hydric soils are defined as soils that are saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions such that under sufficiently wet conditions, hydrophytic vegetation can be supported.

Wildlife and Plant Species

Qualified biologists from Provost & Pritchard conducted a desktop analysis and field survey related to potential Project-related impacts to biological resources based on the resources known to exist or with potential to exist within the Project site and surrounding areas. A thorough search of the CNDDDB for published accounts of special status plant and animal species was conducted for the *Paige* 7.5-minute quadrangle that contain the APE in its entirety, and for the eight surrounding quadrangles: *Remnoy*, *Goshen*, *Visalia*, *Tulare*, *Tipton*, *Taylor Weir*, *Corcoran*, and *Waukena*. All relevant sources of information, as well as field observations, were used to determine if any special status species are known to be within the APE. These species, and their potential to occur within the APE, are listed in

⁶ (United States Environmental Protection Agency (USEPA) 2022)

⁷ Ibid.

⁸ (Natural Resource Conservation Service (NRCS) 2022)

Table 4-9 and **Table 4-10** on the following pages. Raw data obtained from CNDDDB and IPaC is available in **Appendix B**.

Table 4-9: List of Special Status Animals with Potential to Occur Onsite and/or in the Vicinity

Species	Status	Habitat	Occurrence within APE
Blunt-nosed leopard lizard <i>(Gambelia sila)</i>	FE, CE, CFP	Inhabits semi-arid grasslands, alkali flats, low foothills, canyon floors, large washes, and arroyos, usually on sandy, gravelly, or loamy substrate, sometimes on hardpan. Often found where there are abundant rodent burrows in dense vegetation or tall grass. Cannot survive on lands under cultivation. Known to bask on kangaroo rat mounds and often seeks shelter at the base of shrubs, in small mammal burrows, or in rock piles. Adults may excavate shallow burrows but rely on deeper pre-existing rodent burrows for hibernation and reproduction.	Absent. The APE and surrounding areas are residential properties that are unsuitable for this species. The nearest observation of this species in CNDDDB was 11 miles southwest of the APE in 1974.
Burrowing owl <i>(Athene cunicularia)</i>	CSC	Resides in open, dry annual or perennial grasslands, deserts, and scrublands with low growing vegetation. Nests underground in existing burrows created by mammals, most often ground squirrels.	Absent. The APE and surrounding areas are residential properties that have high levels of disturbance and are unsuitable for this species. Nesting and foraging habitat are also absent due to incompatible vegetative cover. The nearest recorded observation of this species in CNDDDB was nine miles southwest of the APE in 2007.
California tiger salamander <i>(Ambystoma californiense)</i>	FT, CT, CWL	Requires vernal pools or seasonal ponds for breeding and small mammal burrows for aestivation. Generally found in grassland and oak savannah plant communities in central California from sea level to 1500 feet in elevation.	Absent. Vernal pool and upland habitat are absent from the APE and surrounding areas. There are no recorded CNDDDB occurrences of this species within the 9-quad search.
Crotch bumble bee <i>(Bombus crotchii)</i>	CCE	Occurs throughout coastal California, as well as east to the Sierra-Cascade crest, and south into Mexico. Food plant genera include <i>Antirrhinum</i> , <i>Phacelia</i> , <i>Clarkia</i> , <i>Dendromecon</i> , <i>Eschscholzia</i> , and <i>Eriogonum</i> .	Unlikely. Nesting and foraging habitat is absent due to disturbance and land use. The only regional occurrence of this species in CNDDDB is eight miles northeast of the APE in 1961, mapped to the City of Visalia.
Delta smelt <i>(Hypomesus transpacificus)</i>	FT, CE	This pelagic and euryhaline species is Endemic to the Sacramento-San Joaquin River Delta, upstream through Contra Costa, Sacramento, San Joaquin, and Solano Counties.	Absent. Suitable perennial aquatic habitat for this species is absent from the APE and surrounding lands. There are no recorded CNDDDB occurrences of this species within the 9-quad search.
Giant gartersnake <i>(Thamnophis gigas)</i>	FT, CT	Occurs in marshes, sloughs, drainage canals, irrigation ditches, rice fields, and adjacent uplands. Prefers locations with emergent vegetation for cover and open areas for basking. This species uses small mammal burrows adjacent to aquatic habitats for hibernation in the winter and to escape from excessive heat in the summer.	Absent. The APE and surrounding areas are residential properties that have high levels of disturbance and are unsuitable for this species. There are no recorded CNDDDB occurrences of this species within the 9-quad search.
Loggerhead shrike <i>(Lanius ludovicianus)</i>	CSC	Frequents open habitats with sparse shrubs and trees, other suitable perches, bare ground, and low	Absent. Suitable foraging and nesting habitat are absent from the APE and surrounding areas. The only regional

Species	Status	Habitat	Occurrence within APE
		herbaceous cover. In the Central Valley, nests in riparian areas, desert scrub, and agricultural hedgerows.	occurrence of this species in CNDDDB is 10 miles southeast of the APE in 1918, mapped to the City of Tipton.
Mountain plover <i>(Charadrius montanus)</i>	CSC	Breeds on open plains at moderate elevations. Winters in short-grass plains and fields, plowed or fallow fields, and sandy deserts. Prefers flat, bare ground with burrowing rodents.	Absent. Suitable foraging and nesting habitat are absent from the APE and surrounding areas. There is one regional occurrence of this species in CNDDDB at Creighton Ranch Preserve, 10 miles southwest of the APE.
Northern California legless lizard <i>(Anniella pulchra)</i>	CSC	Found primarily underground, burrowing in loose, sandy soil. Forages in loose soil and leaf litter during the day. Occasionally observed on the surface at dusk and night.	Absent. Suitable soil and habitat are absent from the APE. The only regional occurrence of this species in CNDDDB is eight miles northeast of the APE in 1934, mapped to the City of Visalia.
San Joaquin kit fox <i>(Vulpes macrotis mutica)</i>	FE, CT	Underground dens with multiple entrances in alkali sink, valley grassland, and woodland in valleys and adjacent foothills.	Unlikely. No San Joaquin kit fox dens or other signs were observed during the biological survey. High levels of human and domestic dog disturbance within the APE and surrounding areas make this site unsuitable for this species. There are 24 observations of this species in CNDDDB within the 9-quad search. The closest observation to the APE was listed as being in the vicinity of Tulare in 1992. The next closest observation to the APE was 4.5 miles east in 1975.
Swainson's Hawk <i>(Buteo swainsoni)</i>	CT	Nests in large trees in open areas adjacent to grasslands, grain or alfalfa fields, or livestock pastures suitable for supporting rodent populations.	Possible. While the APE does not contain large trees, the areas surrounding the APE contains suitable trees and areas for nesting and foraging. The nearest recorded observation of this species in CNDDDB was 0.5 miles southwest of the APE in 2016.
Tipton kangaroo rat <i>(Dipodomys nitratoides nitratoides)</i>	FE, CE	Burrows in soil. Often found in grassland and shrubland.	Absent. Suitable habitat is absent and high levels of disturbance make the APE unsuitable for this species. There are only two recorded occurrences in CNDDDB within the 9-quad search. The nearest recorded observation on CNDDDB was 10.5 miles south of the APE in 1927 but is listed as extirpated. The most recent observation was 15 miles southwest of the APE in 1985.
Tricolored blackbird <i>(Agelaius tricolor)</i>	CT, CSC	Nests colonially near fresh water in dense cattails or tules, or in thickets of riparian shrubs. Forages in grassland and cropland. Large colonies are often found on dairy farm forage fields.	Absent. Riparian habitat for foraging and nesting is absent from the APE and surrounding areas. The nearest recorded observation of this species in CNDDDB was 8.5 miles southwest of the APE in 2014.
Vernal pool fairy shrimp <i>(Branchinecta lynchi)</i>	FT	Occupies vernal pools, clear to tea-colored water, in grass or mud-bottomed swales, and basalt depression pools.	Absent. Required vernal pool habitat is absent from the APE and surrounding areas. The nearest recorded observation of this species in CNDDDB was 8.5 miles southwest of the APE in 2000.
Western mastiff bat <i>(Eumops perotis californicus)</i>	CSC	Found in open, arid to semi-arid habitats, including dry desert washes, flood plains, chaparral, oak woodland, open ponderosa pine forest, grassland, and agricultural	Unlikely. Suitable roosting habitat is absent from within the APE and surrounding areas. This species could potentially fly over or forage in the area, but suitable foraging habitat is minimal. There was only recorded

Species	Status	Habitat	Occurrence within APE
		areas, where it feeds on insects in flight. Roosts most commonly in crevices in cliff faces but may also use high buildings and tunnels.	observation of this species in CNDDDB was six miles northeast of the APE in 2002.
Western pond turtle <i>(Emys marmorata)</i>	CSC	An aquatic turtle of ponds, marshes, slow-moving rivers, streams, and irrigation ditches with riparian vegetation. Requires adequate basking sites and sandy banks or grassy open fields to deposit eggs.	Absent. Required aquatic and upland habitat are absent from the APE and surrounding areas. The high levels of disturbance make the area unsuitable for this species. The only regional occurrence of this species in CNDDDB is eight miles northeast of the APE in 1879, mapped to the City of Visalia.
Western spadefoot <i>(Spea hammondi)</i>	CSC	Prefers open areas with sandy or gravelly soils, in a variety of habitats including mixed woodlands, grasslands, coastal sage scrub, chaparral, sandy washes, lowlands, river floodplains, alluvial fans, playas, alkali flats, foothills, and mountains. Vernal pools or temporary wetlands, lasting a minimum of three weeks, which do not contain bullfrogs, fish, or crayfish are necessary for breeding.	Absent. Required aquatic and upland habitat are absent from the APE and surrounding areas. The high levels of disturbance make the area unsuitable for this species. The nearest recorded observation of this species in CNDDDB was nine miles north of the APE in 2004.
Western yellow-billed cuckoo <i>(Coccyzus americanus occidentalis)</i>	FT, CE	Suitable nesting habitat in California includes dense riparian willow-cottonwood and mesquite habitats along a perennial river. Once a common breeding species in riparian habitats of lowland California, this species currently breeds consistently in only two locations in the State: along the Sacramento and South Fork Kern Rivers.	Absent. Riparian habitat for foraging and nesting is absent from the APE and surrounding areas. The only regional occurrence of this species in CNDDDB is eight miles northeast of the APE in 1919, mapped to the City of Visalia.

Table 4-10: List of Special Status Plants with Potential to Occur Onsite and/or in the Vicinity

Species	Status	Habitat	Occurrence within APE
Alkali-sink goldfields <i>(Lasthenia chrysantha)</i>	CNPS 1B	Found in vernal pool and wet saline flat habitats. Occurrences documented in the San Joaquin and Sacramento Valleys at elevations below 656 feet. Blooms February - April.	Absent. Vernal pool habitat and required soils are absent from the APE. The nearest recorded observation of this species in CNDDDB was in the vicinity of Tulare in 1897.
Brittlescale <i>(Atriplex depressa)</i>	CNPS 1B	Found in the San Joaquin Valley and Sacramento Valley in alkaline or clay soils, typically in meadows or annual grassland in at elevations below 1050 feet. Sometimes associated with vernal pools. Blooms June–October.	Absent. Required soils are absent from the APE and surrounding areas. The only regional occurrence of this species in CNDDDB is eight miles northeast of the APE in 1881, mapped to the City of Visalia.
California alkali grass <i>(Puccinellia simplex)</i>	CNPS 1B	Found in the San Joaquin Valley and other parts of California in saline flats and mineral springs within valley grassland and wetland-riparian communities at elevations below 3000 feet. Blooms March–May.	Absent. Required soils are absent from the APE and surrounding areas. The nearest recorded observation of this species in CNDDDB was 8.5 miles north in 1924.

<i>Species</i>	<i>Status</i>	<i>Habitat</i>	<i>Occurrence within APE</i>
California jewelflower <i>(Caulanthus californicus)</i>	FE, CE, CNPS 1B	Found in the San Joaquin Valley and Western Transverse Ranges in sandy soils. Occurs on flats and slopes, generally in non-alkaline grassland at elevations between 230 feet and 6100 feet. Blooms February–April.	Absent. Required soils and habitat are absent from the APE and surrounding areas. The only regional occurrence of this species in CNDDDB was in the vicinity of Tulare in 1932 and is listed as extirpated.
California satintail <i>(Imperata brevifolia)</i>	CNPS 2B	Although this facultative species is equally likely to occur in wetlands and non-wetlands, it is often found in wet springs, meadows, streambanks, and floodplains at elevations below 1600 feet. Blooms September – May.	Absent. Required habitat is absent from the APE and surrounding areas. The only regional occurrence of this species in CNDDDB is eight miles northeast of the APE in 1895, mapped to the City of Visalia.
Earlimart orache <i>(Atriplex cordulata</i> <i>var. erecticaulis)</i>	CNPS 1B	Found in the San Joaquin Valley in saline or alkaline soils, typically within valley and foothill grassland at elevations below 375 feet. Blooms August–September.	Absent. Required soils and habitat are absent from the APE and surrounding areas. The nearest recorded observation of this species in CNDDDB was 10.5 miles west of the APE in 1994.
Heartscale <i>(Atriplex cordulata</i> <i>var. cordulata)</i>	CNPS 1B	Found in the San Joaquin Valley and Sacramento Valley in saline or alkaline soils within shadescale scrub, valley grassland, and wetland-riparian communities at elevations below 230 feet. Blooms June–July.	Absent. Required soils and habitat are absent from the APE and surrounding areas. The only regional occurrence of this species in CNDDDB is 8.5 miles northwest of the APE in 1934, mapped to the City of Goshen.
Lesser saltscale <i>(Atriplex minuscula)</i>	CNPS 1B	Found in the San Joaquin Valley in sandy, alkaline soils in alkali scrub, valley and foothill grassland, and alkali sink communities at elevations below 750 feet. Blooms April–October.	Absent. Required soils and habitat are absent from the APE and surrounding areas. The nearest recorded observation of this species in CNDDDB was nine miles north of the APE in 2002.
Recurved larkspur <i>(Delphinium recurvatum)</i>	CNPS 1B	Occurs in poorly drained, fine, alkaline soils in grassland and alkali scrub communities at elevations between 100 feet and 2600 feet. Blooms March–June.	Absent. Required soils and habitat are absent from the APE and surrounding areas. The nearest recorded observation of this species in CNDDDB was 12 miles south of the APE in 1947 but is listed as extirpated. The only other regional occurrence of this species was 14 miles west of the APE in 1914.
San Joaquin adobe sunburst <i>(Pseudobahia peirsonii)</i>	FT, CE, CNPS 1B	Found in the San Joaquin Valley and the Sierra Nevada Foothills in bare dark clay soils in valley and foothill grassland and cismontane woodland communities at elevations between 325 feet and 2950 feet. Blooms March–May.	Absent. Required soils, habitat, and elevation range requirements are absent from the APE and surrounding areas. The only regional occurrence of this species in CNDDDB was in the vicinity of Tulare in 1897 and is listed as extirpated.
Subtle orache <i>(Atriplex subtilis)</i>	CNPS 1B	Found in the San Joaquin Valley in saline depressions in alkaline soils within valley and foothill grassland communities at elevations below 330 feet. Blooms June–October.	Absent. Required soils and habitat are absent from the APE and surrounding areas. The nearest recorded observation of this species in CNDDDB was 8.5 miles north of the APE in 1907 but is listed as possibly extirpated. The next closest observation of this species is 10 miles west of the APE in 1994.

EXPLANATION OF OCCURRENCE DESIGNATIONS AND STATUS CODES

- Present: Species observed on the site at time of field surveys or during recent past.
- Likely: Species not observed on the site, but it may reasonably be expected to occur there on a regular basis.
- Possible: Species not observed on the site, but it could occur there from time to time.
- Unlikely: Species not observed on the site, and would not be expected to occur there except, perhaps, as a transient.

Absent: Species not observed on the site and precluded from occurring there due to absence of suitable habitat.

STATUS CODES

FE	Federally Endangered	CE	California Endangered
FT	Federally Threatened	CT	California Threatened
		CFP	California Fully Protected
		CSC	California Species of Concern
		CWL	California Watch List
		CCE	California Endangered (Candidate)

CNPS LISTING

1B	Plants Rare, Threatened, or Endangered in California and elsewhere.
2B	Plants Rare, Threatened, or Endangered in California, but more common elsewhere.

4.4.2 Applicable Regulations

Federal/State

Threatened and Endangered Species

Permits may be required from the United States Fish and Wildlife Service (USFWS) and/or California Department of Fish and Wildlife (CDFW) if activities associated with a project have the potential to result in the “take” of a species listed as threatened or endangered under the federal and/or state Endangered Species Acts. Take is defined by the State of California as “to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill” (California Fish and Game Code, Section 86). Take is more broadly defined by the federal Endangered Species Act to include “harm” (16 United States Code (USC), Section 1532(19), 50 Code of Federal Regulation (CFR), Section 17.3). CDFW and USFWS are responsible agencies under CEQA and the National Environmental Policy Act (NEPA). Both agencies review CEQA and NEPA documents in order to determine the adequacy of their treatment of endangered species issues and to make project-specific recommendations for their conservation.⁹

Designated Critical Habitat

When species are listed as threatened or endangered, the USFWS often designates areas of “Critical Habitat” as defined by Section 3(5)(A) of the federal Endangered Species Act (ESA). Critical Habitat is a term defined in the ESA as a specific geographic area that contains features essential for the conservation of a threatened or endangered species and that may require special management and protection. Critical Habitat is a tool that supports the continued conservation of imperiled species by guiding cooperation with the federal government. Designations only affect federal agency actions or federally funded or permitted activities. Critical Habitat does not prevent activities that occur within the designated area. Only activities that involve a federal permit, license, or funding and are likely to destroy or adversely modify Critical Habitat will be affected.¹⁰

resident or migratory fish or wildlife, or substantially diminishes habitat for fish, wildlife, or plants.

Migratory Birds

The Federal Migratory Bird Treaty Act (MBTA) (16 USC 703-712) prohibits killing, possessing, or trading in any bird species covered in one of four international conventions to which the United States is a party, except in accordance with regulations prescribed by the Secretary of the Interior. The name of the act is misleading, as it covers nearly all bird’s native to the United States, even those that are non-migratory. The MBTA encompasses whole birds, parts of birds, nests, and eggs. Additionally, California Fish and Game Code

⁹ (United States Fish and Wildlife Service 2022)

¹⁰ Ibid.

makes it unlawful to take or possess any non-game bird covered by the MBTA (Section 3513), as well as any other native non-game bird (Section 3800).¹¹

Birds of Prey

Birds of prey are protected in California under provisions of Fish and Game Code (Section 3503.5), which states that it is unlawful to take, possess, or destroy any birds in the order Falconiformes (hawks and eagles) or Strigiformes (owls), as well as their nests and eggs. The Bald Eagle and Golden Eagle are afforded additional protection under the federal Bald and Golden Eagle Protection Act (16 USC 668), which makes it unlawful to kill birds or their eggs.¹²

Nesting Birds

In California, protection is afforded to the nests and eggs of all birds. California Fish and Game Code (Section 3503) states that it is “unlawful to take, possess, or needlessly destroy the nest or eggs of any bird except as otherwise provided by this code or any regulation adopted pursuant thereto”. Breeding-season disturbance that causes nest abandonment and/or loss of reproductive effort is considered a form of “take” by the CDFW.¹³

Wetlands and other “Jurisdictional Waters”

Natural drainage channels and adjacent wetlands may be considered “waters of the United States” or “jurisdictional waters” subject to the jurisdiction of the USACE. The extent of jurisdiction has been defined in the Code of Federal Regulations but has also been subject to interpretation of the federal courts. Jurisdictional waters generally include:

All waters which are currently used, or were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters which are subject to the ebb and flow of the tide;

- All interstate waters including interstate wetlands;
- All other waters such as intrastate lakes, rivers, streams (including intermittent streams), mudflats, sandflats, wetlands, sloughs, prairie potholes, wet meadows, playa lakes, or natural ponds, the use, degradation or destruction of which could affect interstate or foreign commerce;
- All impoundments of waters otherwise defined as waters of the United States under the definition;
- Tributaries of waters identified in paragraphs the bulleted items above.

As of October 2021, the regulations have reverted back to 2015 compliance standards. As determined by the United States Supreme Court in its 2001 Solid Waste Agency of Northern Cook County v. United States Army Corps of Engineers (SWANCC) decision, channels and wetlands isolated from other jurisdictional waters cannot be considered jurisdictional on the basis of their use, hypothetical or observed, by migratory birds. Similarly, in its 2006 consolidated Carabell/Rapanos decision, the Supreme Court ruled that a significant nexus between a wetland and other navigable waters must exist for the wetland itself to be considered a navigable and therefore jurisdictional water. Furthermore, the Supreme Court clarified that the United States Environmental Protection Agency (USEPA) and the USACE will not assert jurisdiction over ditches excavated wholly in and draining only uplands and that do not carry a relatively permanent flow of water.

The USACE regulates the filling or grading of Waters of the United States under the authority of Section 404 of the Clean Water Act. The extent of jurisdiction within drainage channels is defined by “ordinary high-water marks” on opposing channel banks. All activities that involve the discharge of dredge or fill material into Waters of the United States are subject to the permit requirements of the USACE. Such permits are

¹¹ibid.

¹²ibid.

¹³ibid.

typically issued on the condition that the applicant agrees to provide mitigation that results in no net loss of wetland functions or values. No permit can be issued until the RWQCB issues a Section 401 Water Quality Certification (or waiver of such certification) verifying that the proposed activity will meet State water quality standards.

Under the Porter-Cologne Water Quality Control Act of 1969, the SWRCB has regulatory authority to protect the water quality of all surface water and groundwater in the State of California (“Waters of the State”). Nine RWQCBs oversee water quality at the local and regional level. The RWQCB for a given region regulates discharges of fill or pollutants into Waters of the State through the issuance of various permits and orders. Discharges into Waters of the State that are also Waters of the United States require a Section 401 Water Quality Certification from the RWQCB as a prerequisite to obtaining certain federal permits, such as a Section 404 Clean Water Act permit. Discharges into all Waters of the State, even those that are not also Waters of the United States., require Waste Discharge Requirements (WDRs), or waivers of WDRs, from the RWQCB. The RWQCB also administers the Construction Storm Water Program and the federal National Pollution Discharge Elimination System (NPDES) program. Projects that disturb one acre or more of soil must obtain a Construction General Permit under the Construction Storm Water Program. A prerequisite for this permit is the development of a Storm Water Pollution Prevention Plan (SWPPP) by a certified Qualified SWPPP Developer. Projects that discharge wastewater, storm water, or other pollutants into a Water of the United States may require a NPDES permit.

CDFW has jurisdiction over the bed and bank of natural drainages and lakes according to provisions of Section 1601 and 1602 of the California Fish and Game Code. Activities that may substantially modify such waters through the diversion or obstruction of their natural flow, change or use of any material from their bed or bank, or the deposition of debris require a notification of a Lake or Streambed Alteration. If CDFW determines that the activity may adversely affect fish and wildlife resources, a Lake or Streambed Alteration Agreement will be prepared. Such an agreement typically stipulates those certain measures will be implemented to protect the habitat values of the lake or drainage in question.¹⁴

Local

City of Tulare General Plan \¹⁵

Goal COS-2: To preserve and protect sensitive significant habitats, enhance biodiversity, and promote healthy ecosystems throughout the Urban Development Boundary.

Policy COS-P2.1: Protection of Rare and Endangered Species. The City shall support preservation, restoration, and enhancement of designated habitats of State or federally listed rare, threatened, endangered and/or other sensitive and special status species.

Policy COS-P2.6: Planting of Native Vegetation. The City shall encourage the planting of native trees, shrubs, and grasslands in order to preserve the visual integrity of the landscape, provide habitat conditions suitable for native vegetation and wildlife, and ensure that a maximum number and variety of well-adapted plants are maintained.

¹⁴ (United States Environmental Protection Agency (USEPA) 2022)

¹⁵ (City of Tulare 2014)

4.4.3 Impact Analysis

a) Would the project 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 Wildlife or U.S. Fish and Wildlife Service?

Less than Significant Impact with Mitigation Incorporated.

Project-Related Impacts to Special Status Animal Species

Of the 18 regionally occurring special status animal species, 17 are considered absent from or unlikely to occur within the APE due to past or ongoing disturbance and/or the absence of suitable habitat (see

Table 4-9). These species include: blunt-nosed leopard lizard, Burrowing Owl, California tiger salamander, Crotch bumble bee, delta smelt, giant gartersnake, Loggerhead Shrike, Mountain Plover, northern California legless lizard, San Joaquin kit fox, Tipton kangaroo rat, Tricolored Blackbird, vernal pool fairy shrimp, western mastiff bat, western pond turtle, western spadefoot, and Western Yellow-billed Cuckoo. Since it is unlikely these species would occur onsite, implementation of the Project should have no impact on these 17 special status species through construction mortality, disturbance, or loss of habitat. Mitigation measures are not warranted.

There is one species identified in

Table 4-9 that could possibly exist within or near the APE. This species is the Swainson's Hawk (*Buteo swainsoni*). This species and corresponding mitigation measures are provided specific to Swainson's Hawk and any tree and ground nesting bird that may nest, roost, or forage within the APE. These mitigation measures are provided below.

Nesting Birds

There is the possibility for the special status species Swainson's Hawk and other nesting birds to be impacted by the Project. The areas surrounding the APE contains suitable nesting and/or foraging habitat for ground and tree nesting avian species. Trees near the APE have the potential to host a multitude of nesting birds, and species such as Killdeer (*Charadrius vociferus*) are known to build nests on bare ground or compacted dirt roads. Furthermore, trees in the surrounding areas are large enough to act as suitable nesting habitat for Swainson's Hawk and other raptors. Swainson's hawks have been recorded in the area surrounding the APE. Raptors could also potentially use the ruderal area and surrounding agricultural areas for foraging. Construction activities could disturb birds nesting within or adjacent to work areas, resulting in nest abandonment. Construction activities that adversely affect the nesting success of raptors and migratory birds or result in the mortality of individual birds constitute a violation of State and federal laws and are considered a significant impact under CEQA. Mitigation measures are warranted and are identified in **Section 0** below. With implementation of mitigation measures BIO-1, BIO-2, BIO-3, and BIO-4 impacts would be reduced to less than significant.

Project-Related Impacts to Special Status Plant Species

Of the 11 regionally occurring special status plant species, all 11 are considered absent from or unlikely to occur within the APE due to past or ongoing disturbance and/or the absence of suitable habitat (see **Table 4-10**). These species include: alkali-sink goldfields, brittlescale, California alkali grass, California jewelflower, California satintail, Earlimart orache, heartscale, lesser saltscale, recurved larkspur, San Joaquin adobe sunburst, and subtle orache. Since it is unlikely these species would occur onsite, implementation of the Project should have no impact on these 11 special status species through construction mortality, disturbance, or loss of habitat. Mitigation measures are not warranted.

b) Would the project 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 Wildlife or U.S. Fish and Wildlife Service?

No Impact. There are no CNDDDB-designated natural communities of special concern recorded within the APE or surrounding lands.¹⁶ The APE is located on private property and is dominated by invasive grasses and herbaceous vegetation. Surrounding areas are residential properties that have high levels of disturbance and lack riparian habitat. There would be no impact.

c) Would the project 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. Potential Waters of the United States, riparian habitat, typical wetlands, vernal pools, lakes, or streams, and other sensitive natural communities were not observed onsite at the time of the biological survey. Implementation of the Project would have no impact on jurisdictional waters, wetlands, navigable waters, wild and scenic rivers, riparian habitat or other water features. Therefore, the Project would not require jurisdictional permits from regulatory compliance agencies. There would be no impact.

¹⁶ (California Natural Diversity Database (CNDDDB) 2022)

d) Would the project 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. Wildlife movement corridors are routes that animals regularly and predictably follow during seasonal migration, dispersal from native ranges, daily travel within home ranges, and inter-population movements. Movement corridors in California are typically associated with valleys, ridgelines, and rivers and creeks supporting riparian vegetation.

The APE does not contain features that would be likely to function as wildlife movement corridors. The APE is fully fenced and has high levels of human and domestic dog disturbance. Furthermore, the surrounding lands are residential properties with high levels of human and domestic animal disturbances. Therefore, the Project will have no impact on wildlife movement corridors, and no additional mitigation measures are warranted.

e) Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

No Impact. The Project would not interfere with any local policies or ordinances protecting biological resources, such as a tree preservation policies or ordinances. The Project will be removing Northern California black walnut trees and invasive vegetation but will not disturb any Heritage trees or native vegetation. The Project appears to be consistent with the goals and policies of the City of Tulare 2035 General Plan.¹⁷ Mitigation is not warranted.

f) Would the project 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. There are no known habitat conservation plans (HCPs) or a Natural Community Conservation Plan (NCCP) in the Project vicinity¹⁸. There would be no impact.

¹⁷ (City of Tulare 2014)

¹⁸ (City of Tulare 2014)

4.4.4 Mitigation

- BIO-1** (Avoidance): The Project’s construction activities would occur, if feasible, between September 16 and January 31 (outside of nesting bird season) in an effort to avoid impacts to nesting birds.
- BIO-2** **(Pre-construction Surveys):** If activities must occur within nesting bird season (February 1 to September 15), a qualified biologist will conduct pre-construction surveys for Swainson’s hawk nests onsite and within a 0.5-mile radius. This survey will be conducted in accordance with the Recommended Timing and Methodology for Swainson’s Hawk Nesting Surveys in California’s Central Valley¹⁹ or current guidance. The Swainson’s Hawk survey will not be completed between April 21 to June 10 due to the difficulty of identifying nests during this time of year. The pre-construction survey would also provide a presence/absence survey for all other nesting birds within the APE and an additional 50 feet, no more than 7 days prior to the start of construction. All raptor nests would be considered “active” upon the nest-building stage.
- BIO-3** **(Establish Buffers):** On discovery of any active nests or breeding colonies near work areas, the biologist will determine appropriate construction setback distances based on applicable CDFW and/or USFWS guidelines and/or the biology of the species in question. Active Swainson’s Hawk nests will receive a ½-mile buffer. Reduced buffer distances may be appropriate depending on site conditions and ongoing disturbance levels and would be discussed with CDFW. Construction buffers will be identified with flagging, fencing, or other easily visible means, and will be maintained until the biologist has determined that the nestlings have fledged and are no longer dependent on the nest.
- BIO-4** **(Incidental Take Permit (ITP)):** In the event an active Swainson’s Hawk nest or other nesting bird species is detected during surveys and cannot be avoided, consultation with CDFW is warranted to discuss how to implement the Project and avoid take. If take cannot be avoided, take authorization through the acquisition of an ITP pursuant to Fish and Game Code section 2081, subdivision (b) is necessary to comply with CESA.

¹⁹ (Swainson’s Hawk Technical Advisory Committee 2000)

4.5 CULTURAL RESOURCES

Table 4-11: Cultural Resources Impacts

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to in § 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4.5.1 Baseline Conditions

The town of Tulare was established by the Southern Pacific Railroad in 1872. The growth of the town of Tulare received an initial impetus from the railroads, but a series of events slowed this process. Fires swept through the business district in 1883 and 1886, in the first case destroying about 25 businesses and, in the second, 75—virtually all of the town’s commercial infrastructure. Although rebuilding occurred in each instance, circumstances worsened significantly when the railroad moved its shops from Tulare to Bakersfield in 1891. This resulted in an exodus of much of the population, and the town’s commerce, to the south. After initial setbacks, the city was finally incorporated in 1888. A shift to agriculture as a primary industry has helped the city flourish since and has established itself as host to the annually held World Ag Expo. Tulare’s natural resources (water resources, biological resources, and open space), agricultural resources, cultural and archaeological resources, and parks and recreation facilities are important elements in the quality of life for Tulare’s residents.

The approximately 10.44-acre Project area currently consists of former agricultural land that is bounded by tract development on all sides. The APE for the purposes of the cultural survey included the entire 10.44 acre site. A portion of the Project study area on the northeast corner previously served as a residence. At the time of the survey, the residence was almost entirely demolished.

Class III Inventory/Phase I Survey

An intensive Class III Inventory/Phase I Survey of the Project APE was conducted by ASM Associates on June 16, 2022. The field methods employed included intensive pedestrian examination of the ground surface for evidence of archaeological sites in the form of artifacts, surface features (such as bedrock mortars, historical mining equipment), and archaeological indicators (e.g., organically enriched midden soil, burnt animal bone); the identification and location of any discovered sites, should they be present; tabulation and recording of surface diagnostic artifacts; site sketch mapping; preliminary evaluation of site integrity; and site recording, following the California Office of Historic Preservation Instructions for Recording Historic Resources and the BLM 8100 Manual, using Department of Parks and Recreation 523 forms. (See [Appendix C](#))

The survey fieldwork conducted used parallel transects spaced at 15-meter intervals walked across the Project APE. One recorded resource, a structure, was identified in the Project area, the Burlington Northern and Santa Fe Railway. (See [Appendix C](#)).

Records Search

A records search from the Southern San Joaquin Valley Information Center (SSJVIC) of the California Historical Resources Information System (CHRIS), located at California State University, Bakersfield was conducted in May 2022 by ASM Affiliates. The SSJVIC records search includes a review of all recorded archaeological and built-environment resources as well as a review of cultural resource reports on file. In addition, the California Points of Historical Interest, the California Historical Landmarks, the California Register of Historical Resources, the National Register of Historic Places (NRHP), and the California State Built Environment Resources Directory listings were reviewed for the above referenced APE and an additional ½-mile radius. Due to the sensitive nature of cultural resources, specific archaeological site locations are not released.

Additional sources included the State Office of Historic Preservation Historic Properties Directory, Archaeological Determinations of Eligibility, and the California Inventory of Historic Resources. (See [Appendix C](#))

Native American General Tribal Consultation Outreach

ASM Affiliates requested a Sacred Lands File Search (SLF) from Native American Heritage Commission (NAHC) in May 2022. NAHC was provided with a brief description of the Project and a map showing its location with a request that NAHC perform a search of the Sacred Lands File to determine if any Native American resources have been recorded in the immediate APE. NAHC identifies, catalogs, and protects Native American cultural resources -- ancient places of special religious or social significance to Native Americans and known ancient graves and cemeteries of Native Americans on private and public lands in California. NAHC is also charged with ensuring California Native American tribes' accessibility to ancient Native American cultural resources on public lands, overseeing the treatment and disposition of inadvertently discovered Native American human remains and burial items, and administering the California Native American Graves Protection and Repatriation Act, among many other powers and duties. NAHC provide a current list of Native American Tribal contacts to notify of the project.

ASM sent letters to the list of tribes received from their SLF request in June and July 2022 soliciting the tribes for any knowledge of traditional cultural properties or values (e.g., burial sites, religious sites, or gathering sites) within the Project area that had not been previously submitted to NAHC. This included 13 tribes. This general tribal consultation outreach effort was made by ASM in an attempt to gain more knowledge of the Project area and identify unknown cultural and tribal cultural resources so that they can be protected and avoided during Project construction and implementation.

1. Big Sandy Rancheria of Western Mono Indians, Elizabeth D. Kipp, Chairperson
2. Dunlap Band of Mono Indians, Dirk Charley, Tribal Secretary
3. Dunlap Band of Mono Indians, Benjamin Charley Jr., Tribal Chair
4. Kern Valley Indian Community, Julie Turner, Secretary
5. Kern Valley Indian Community, Brandy Kendricks, Tribal Representative
6. Kern Valley Indian Community, Robert Robinson, Chairperson
7. North Fork Mono Tribe, Ron Goode, Chairperson
8. Santa Rosa Rancheria Tachi Yokut Tribe, Leo Sisco, Chairperson
9. Tubatulabals of Kern Valley, Robert Gomez, Chairperson
10. Tule River Indian Tribe, Neil Peyron, Chairperson
11. Tule River Indian Tribe, Kerri Vera, Environmental

12. Tule River Indian Tribe, Joey Garfield, Tribal Archaeologist
13. Wuksache Indian Tribe/Eshom Valley Band, Kenneth Woodrow, Chairperson

ASM Affiliates did not receive any responses from any of the tribes they contact during their general consultation outreach efforts. (See [Appendix C](#)). The City of Tulare did send formal consultation request letters to Native American Tribes pursuant to AB 52 and SB 18, as applicable, and those details are discussed below in [Section 4.18](#).

4.5.2 Applicable Regulations

State

Office of Historic Preservation

The mission of the OHP and the State Historical Resources Commission is to preserve and enhance California's irreplaceable historic heritage as a matter of public interest so that its vital legacy of cultural, educational, recreational, aesthetic, economic, social, and environmental benefits will be maintained and enriched for present and future generations. PRC Section 5024 requires consultation with the State Historic Preservation Office (SHPO) when a project may impact historical resources located on State-owned land.

California Register of Historic Resources

The SHPO maintains the CRHR. Historic properties listed, or formally designated for eligibility to be listed, on the National Register are automatically listed on the CRHR (PRC Section 5024.1). State Landmarks and Points of Interest are also automatically listed. The California Register can also include properties designated under local preservation ordinances or identified through local historic resource surveys.

For a historic resource to be eligible for listing on the California Register, it must be significant at the local, state, or national level under one or more of the following four criteria:

- It is associated with events that have made a significant contribution to the broad patterns of local and regional history, or the cultural heritage of California or the United States;
- It is associated with the lives of persons important to local, California, or national history;
- It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or
- It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation (California Public Resources Code).

California Environmental Quality Act

PRC Section 21083.2 Archaeological Resources: CEQA directs the lead agency to include in its environmental assessment for the project a determination of the project effects on unique archeological resources; defines unique archeological resource; enables a lead agency to require an applicant to make a reasonable effort to preserve or mitigate impacts to any affected unique archeological resource; sets requirements for the applicant to provide payment to cover costs of mitigation; and restricts excavation as a mitigation measure.

PRC Section 21084.1 Historic Resources: CEQA establishes that adverse effects on a historic resource qualifies as a significant effect on the environment; and defines historical resource.

CEQA Guidelines Section 15064.5: This section defines three ways that a property can qualify as a significant historical resource for the purposes of CEQA review:

- If the resource is listed in or determined eligible for listing in the California Register of Historical Resources;
- If the resource is included in a local register of historical resources, as defined in PRC Section 5020.1(k), or is identified as significant in a historical resource survey meeting the requirements of PRC Section 5024.1(g) unless a preponderance of evidence demonstrates that it is not historically or culturally significant; or
- If the lead agency determines the resource to be significant as supported by substantial evidence (CEQA Guidelines Section 15064.5)

In addition to determining the significance under CEQA and eligibility of any identified historical resource for the California Register, historic properties must be evaluated under the criteria for the National Register should federal funding or permitting become involved in any undertaking subject to this document.

CEQA Guidelines on Mitigation of Cultural Resources Impacts

CEQA Guidelines Section 15126.4 states that “public agencies should, whenever feasible, seek to avoid damaging effects on any historical resources of an archeological nature.” The Guidelines further state that preservation-in-place is the preferred approach to mitigate impacts on archaeological resources. However, according to Section 15126.4, if data recovery through excavation is “the only feasible mitigation,” then a “data recovery plan, which makes provision for adequately recovering the scientifically consequential information from and about the historical resources, shall be prepared and adopted prior to any excavation being undertaken.” Data recovery is not required for a resource of an archaeological nature if “the lead agency determines that testing or studies already completed have adequately recovered the scientifically consequential information from and about the archaeological or historical resource.” The section further states that its provisions apply to those archaeological resources that also qualify as historic resources.

Local

City of Tulare General Plan Update

Goal COS-5: To manage and protect sites of cultural and archaeological importance for the benefit of present and future generations.:

Policy COS-P5.1 *Archaeological Resources*. The City shall support efforts to protect and/or recover archaeological resources.

Policy COS-P5.9 *Discovery of Archaeological Resources*. In the event that archaeological/paleontological resources are discovered during site excavation, grading, or construction, the City shall require that work on the site be suspended within 100 feet of the resource until the significance of the features can be determined by a qualified archaeologist /paleontologist. If significant resources are determined to exist, an archaeologist shall make recommendations for protection or recovery of the resource. City staff shall consider such recommendations and implement them where they are feasible in light of project design as previously approved by the City.

Policy COS-P5.10 *Discovery of Human Remains*. Consistent with Section 7050.5 of the California Health and Safety Code and CEQA Guidelines (Section 15064.5), if human remains of Native American origin are discovered during project construction, it is necessary to comply with State laws relating to the disposition of Native American burials, which fall within the jurisdiction of the Native American Heritage Commission (Public Resources Code Sec. 5097). If any human remains are discovered or recognized in any location on the project site, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:

- The Tulare County Coroner/Sheriff has been informed and has determined that no investigation of the cause of death is required; and
- If the remains are of Native American origin, - The descendants of the deceased Native Americans have made a timely recommendation to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98. - The Native American Heritage Commission was unable to identify a descendant or the descendant failed to make a recommendation within 24 hours after being notified by the commission, or - The landowner or his or her authorized representative rejects any timely recommendations of the descendent, and mediation conducted by the Native American Heritage Commission has failed to provide measures acceptable to the landowner.

4.5.3 Impact Analysis

- a) Would the project cause a substantial adverse change in the significance of a historical resource pursuant to in § 15064.5?
- b) Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?

a and b) Less than Significant Impact with Mitigation Incorporated. A CHRIS records search was conducted by ASM in June 2022. The search results indicated that no previous studies had been conducted in the study area no resources of any kind are known to exist within it. An additional four previous studies had been completed within 0.5-mi of the study area, resulting in the recordation of one linear resource (railroad) within that outer radius. Project activities would not impact the recorded resource.

It is unlikely that the Project has the potential to result in significant impacts or adverse effects to any known unknown cultural or historical resources, such as archaeological remains, artifacts or historic properties or structures. However, in the improbable event that cultural resources are encountered during Project grading and construction, implementation of mitigation measure **CUL-1** outlined below, would reduce impacts to any historical or archaeological resource to less than significant.

- c) Would the project disturb any human remains, including those interred outside of dedicated cemeteries?

Less than Significant Impact with Mitigation Incorporated. There is no evidence in the record searches that indicates the Project has the potential to be an unknown burial site or the site of buried human remains. In the unlikely event of such a discovery, mitigation shall be implemented. With incorporation of mitigation measure **CUL-2** outlined below, impacts resulting from the discovery of remains interred on the Project site would be reduced to less than significant.

4.5.4 Mitigation

- CUL-1** Should archaeological remains or artifacts be unearthed during any stage of project activities, work in the area of discovery shall cease until the area is evaluated by a qualified archaeologist. If mitigation is warranted, the project proponent shall abide by recommendations of the archaeologist.

CUL-2

In the event that any human remains are discovered on the Project site, the Tulare County Coroner must be notified of the discovery (California Health and Safety Code, Section 7050.5) and all activities in the immediate area of the find or in any nearby area reasonably suspected to overlie adjacent human remains must cease until appropriate and lawful measures have been implemented. If the Coroner determines that the remains are not recent, but rather of Native American origin, the Coroner shall notify the Native American Heritage Commission (NAHC) in Sacramento within 24 hours to permit the NAHC to determine the Most Likely Descendent of the deceased Native American.

4.6 ENERGY

Table 4-12: Energy Impacts

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

4.6.1 Baseline Conditions

The subject property is composed of an existing residential dwelling on approximately 10.44 acres.

4.6.2 Applicable Regulations

State

Senate Bill 350

The Clean Energy and Pollution Reduction Act of 2015 (SB 350) requires a doubling of the energy efficiency savings in electricity and natural gas for retail customers through energy efficiency and conservation by December 31, 2030.

California Renewable Portfolio Standard and Senate Bill 100

Approved by former Governor Brown on September 10, 2018, SB 100 accelerates the state’s Renewable Portfolio Standard program, which was last updated by SB 350 in 2015. SB 100 requires electricity providers to increase procurement from eligible renewable energy resources to 33 percent of total retail sales by 2020, 60 percent by 2030, and 100 percent by 2045.

Title 24, California Code of Regulations

California Code of Regulations, Title 24, Part 6, is California’s Energy Efficiency Standards for Residential and Non-residential Buildings. The CEC established Title 24 in 1978 in response to a legislative mandate to create uniform building codes to reduce California’s energy consumption and provide energy efficiency standards for residential and nonresidential buildings. The standards are updated on an approximately three-year cycle to allow consideration and possible incorporation of new efficient technologies and methods. In 2019, the CEC updated Title 24 standards with more stringent requirements effective January 1, 2020. All buildings for which an application for a building permit is submitted on or after January 1, 2020, must follow the 2019 standards. Energy efficient buildings require less electricity; therefore, increased energy efficiency reduces fossil fuel consumption and decreases GHG emissions.

California Green Building Standards Code (2019), California Code of Regulations Title 24, Part 11

California’s Green Building Code, referred to as CalGreen, was developed to provide a consistent approach to green building in the State. Having taken effect in January 2020, the most recent version of CalGreen

lays out the minimum requirements for newly constructed residential and nonresidential buildings to reduce GHG emissions through improved energy efficiency and process improvements. It also includes voluntary tiers to further encourage building practices that improve public health, safety, and general welfare by promoting a more sustainable design.

2017 Climate Change Scoping Plan

On December 14, 2017, the CARB adopted the 2017 Scoping Plan, which provides a framework for achieving the State's 2030 GHG emissions reduction target of 40 percent below 1990 levels. The 2017 Scoping Plan relies on the continuation and expansion of existing policies and regulations, such as the Cap-and-Trade Program, and implementation of recently adopted policies and legislation. The 2017 Scoping Plan includes a wide variety of goals related to energy efficiency and renewable energy that are intended to help meet the State's 2030 target, including goals specifically targeted at the water sector.

Local

City of Tulare General Plan

Policy COS-P6.1: Energy Conservation Measures. The City shall require the use of energy conservation features in new construction and renovation of existing structures in accordance with state law. New features that may be applied to construction and renovation include:

- Green building techniques (such as use of recycled, renewable, and reused materials; efficient lighting/power sources; design orientation; building techniques; etc.);
- Cool roofs;
- Enhanced insulation;
- Application of solar technologies (e.g. photovoltaic, water heating, etc.); and
- Energy Star compliance programs

Policy COS-P6.2: Landscape Improvements for Energy Conservation. The City shall encourage the planting of shade trees along all city streets and as part of new development to reduce radiation heating.

Policy COS-P6.6: Solar Energy. The City shall work with developers to encourage the incorporation of passive and active solar devices such as solar collectors, solar cells, and solar heating systems into the design of local buildings. Additionally, the City shall work with developers to ensure that building and site design take into account the solar orientation of buildings during design and construction

City of Tulare Climate Action Plan

The City Climate Action Plan (CAP) was created as one of the first key steps to guiding the development and enhancement of actions designed to reduce Tulare's Greenhouse Gas (GHG) emissions. The CAP represents the results of a GHG emissions inventory effort which serves as a starting point for the development of a comprehensive municipal and community strategy for addressing GHG emission reduction goals.

The major long-term goals of the City's CAP for the City government and the community as a whole include the following:

- Increase energy efficiency and conservation
- Promote and support renewable energy generation and use
- Shift single-occupancy vehicle trips to alternative modes
- Reduce emissions from vehicles
- Increase accessible land use to reduce vehicular trips
- Reduce solid waste
- Promote low emissions in agriculture

The City selected the years 2020 and 2030 to establish mitigation targets for the CAP. A reduction of 15% below the 2006 baseline year level is the target for 2020. A reduction of 30% below the 2005 baseline year level is the target for 2030. The City established two mitigation milestones to correlate with the planning horizon of the 2030 General Plan Update, and to ensure that the City is working towards the States goal of an 80% reduction below baseline by 2050.

4.6.3 Impact Analysis

- a) Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Less than Significant Impact. The Project would comply with Building Energy Efficiency Standards included in Title 24 of the California Code of Regulations, which requires new residential development to incorporate energy efficiency standards into Project designs. In addition, the Project would implement the aforementioned General Plan policy. The Project proposes the construction of residences that will comply with the energy conservation requirements of the California Building Code and will be adjacent to an existing bicycle route.

Natural gas for the Project and the surrounding area are serviced by SoCalGas. The Project site does not currently have a demand for natural gas usage and the Project would represent an increase in natural gas usage. However, SoCalGas has indicated it can meet the increased demand for natural gas with its existing facilities and through engaging in Energy Efficiency programs.

Current regulations for construction equipment, heavy-duty equipment, and earthmoving equipment used in construction contributes to reductions in energy as well as reduction in pollutant emissions. California implemented its In-Use Off-Road Diesel Fueled Fleets regulations (off-road regulation) which applies to all self-propelled off-road diesel vehicles 25 horsepower or greater and most two-engine vehicles. The Small Off-Road Engines program was implemented by California to apply to categories of outdoor powered equipment and specialty vehicles often used in construction.

Through compliance with energy reduction standards and regulations aimed at reducing consumption of transportation related energy consumption, as well as the energy provider's energy reduction programs, the Project will have less than significant impacts related to energy usage during Project operations and construction and its impacts related to wasteful, inefficient, or unnecessary energy consumption overall, would be less than significant.

- b) Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Less than Significant Impact. The Project would not conflict with any of the applicable plans including Title 24, AB 32, SB 32, SB 350, and SB 100, therefore the Project would not conflict with or obstruct a State or local plan for renewable energy or energy efficiency and would be less than significant.

4.7 GEOLOGY AND SOILS

Table 4-13: Geology and Soils Impacts

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994) creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

4.7.1 Baseline Conditions

Surface soils exhibit various characteristics dependent on location, slope, parent rock, climate, and drainage. The entire Project site contains Nord Fine Sandy Loam, 0 to 2 percent slope.²⁰

Faults and Seismicity

The Project is not located within an Alquist-Priolo Earthquake Fault Zone and there are no known active faults within the City of Tulare. The nearest major faults are the Owens Valley and San Andreas Fault, located approximately 58 miles east and 72 miles southwest of the Project site, respectively. The San Andreas fault is the dominant active tectonic feature of the Coast Ranges and represents the boundary of

²⁰ (United States Department of Agriculture 2022)

the North American and Pacific plates. The Kern Canyon Fault is located approximately 42 miles east and the Poso Fault is located approximately 50 miles south of the Project site.

Liquefaction

The potential for liquefaction, which is the loss of soil strength due to seismic forces, is dependent on soil types and density, the groundwater table, and the duration and intensity of ground shaking. Although no specific liquefaction hazard areas have been identified in Tulare County or the City of Tulare, this potential is recognized throughout the San Joaquin Valley where unconsolidated sediments and a high-water table coincide. Soil types along the Valley floor are not generally conducive to liquefaction because they are generally too coarse. Furthermore, according to the California Department of Water Resources Live Groundwater Levels map, the groundwater levels measured at a location approximately one mile to the east of the Project site was approximately 131.7 feet below ground surface as of March 17, 2021; this further reduces potential for liquefaction.

Soil Subsidence

Subsidence occurs when a large land area settles due to over-saturation or extensive withdrawal of groundwater, oil, or natural gas. These areas are typically composed of open-textured soils, high in silt or clay content, that become saturated. Although some areas in Tulare County have experienced subsidence due to groundwater overdraft, the City of Tulare's elevation has remained relatively unchanged.

Soils of the Project site consist of Nord Fine Sandy Loam, which are coarse-textured, low in clay content, and have a low shrink-swell potential. Therefore, soils onsite represent a low risk of subsidence.

Dam and Levee Failure

The nearest dam with a likelihood of breaching is the Bravo Lake Reservoir Dam, located approximately 31 miles to the northeast.²¹

4.7.2 Applicable Regulations

State

Alquist-Priolo Earthquake Fault Zoning Act (1972)

The Alquist-Priolo Earthquake Fault Zoning Act (formerly the Alquist-Priolo Special Studies Zone Act) requires the delineation of zones along active faults in California. The purpose of the Alquist-Priolo Act is to regulate development on or near active fault traces to reduce the hazard of fault rupture; however, surface fault rupture is not necessarily restricted to the area within the Alquist-Priolo Zone. The Alquist-Priolo Act prohibits the location of most structures for human occupancy across active fault traces. Within these zones, cities and counties must regulate certain development, which includes withholding permits until geologic investigations demonstrate that development sites are not threatened by future surface displacement. There are no designated Alquist-Priolo zones in the Project area. The risk of surface fault rupture is not necessarily restricted to the area within a Fault Rupture Hazard Zone, as designated under the Alquist-Priolo Act.

Seismic Hazards Mapping Act

The Seismic Hazards Mapping Act was developed to protect the public from the effects of strong ground shaking, liquefaction, landslides, or other ground failure, and from other hazards caused by earthquakes.

²¹ (California Department of Conservation 2022)

This act requires the State Geologist to delineate various seismic hazard zones and requires cities, counties, and other local permitting agencies to regulate certain development projects within these zones. Before a development permit is granted for a site within a Seismic Hazard Zone, a geotechnical investigation of the site must be conducted, and appropriate mitigation measures incorporated into the project design. Geotechnical investigations conducted within Seismic Hazard Zones must incorporate standards specified by CGS Special Publication 117, Guidelines for Evaluating and Mitigating Seismic Hazards.²² The purpose of the Seismic Hazard Mapping Act is to identify where special provisions, beyond those contained in the California Building Code (CBC), are necessary to ensure public safety. This need has not been recognized for the hazard of ground shaking.

Design provisions contained in the CBC are believed to be representative of current knowledge and capability in earthquake-resistant design.²³ No portion of Tulare County has been mapped under the Seismic Hazards Zoning Program.

California Building Standards Code

The CBC, codified in Title 24 Part 2 of the California Code of Regulations (CCR), is administered by the California Building Standards Commission which by law is responsible for coordinating all building standards. The purpose of the CBC is to establish minimum standards to safeguard the public health, safety and general welfare through structural strength, means of egress facilities, and general stability by regulating and controlling the design, construction, quality of materials, use and occupancy, location, and maintenance of all building and structures within its jurisdiction. The current version took effect January 1, 2020, and contains necessary California amendments based on the American Society of Civil Engineers Minimum Design Standards 7-05. American Society of Civil Engineers 7-05 provides requirements for general structural design and includes means for determining earthquake loads as well as other loads (flood, snow, wind, etc.) for inclusion into building codes. The provisions apply to the construction, alteration, movement, replacement, and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures throughout California.

The earthquake design requirements take into account the occupancy category of the structure, site class, soil classifications, and various seismic coefficients which are used to determine a Seismic Design Category (SDC) for a project. The SDC is a classification system that combines the occupancy categories with the level of expected ground motions at the site and ranges from SDC A (very small seismic vulnerability) to SDC E/F (very high seismic vulnerability and near a major fault). Design specifications are then determined according to the SDC.

Local

City of Tulare General Plan Health and Safety Element

The Health and Safety Element provides information about risks in Tulare due to natural and human-made hazards. This Element contains goals, policies and actions designed to protect the community and its property from hazards and noise.²⁴

Goal SAF-4: To protect people and property from seismic and geotechnical hazards.

SAF-P4.1 Update Seismic Safety Element. The City shall prepare an update Seismic Safety Element to address earthquake and other seismic hazards within the City and Planning Area.

²² (California Geological Survey 2008)

²³ (International Code Council ICC 2019)

²⁴ (City of Tulare 2014)

SAF-P4.2 Evaluation of Earthquake Risks. The City shall evaluate areas to determine levels of earthquake risk.

City of Tulare Building Division

The Building Division is tasked with providing construction standards enforcement to safeguard health and property in the interest of public welfare. This is accomplished through City ordinances, adoption of model codes and standards, inspection of construction, alterations, moving, demolition, repair and use of buildings and structures. The building Inspection Division issues required permits, checks building plans for compliance with code requirements, validates contractors; licenses and workers compensation insurance, performs inspections during the course of construction and maintains records of all activities of the division. The division inspects substandard buildings and issues notices for rehabilitation or demolition, if required. This Division is responsible for enforcement of building codes as they apply to all phases of site plan, building and structure inspections.

Tulare County Multi-Jurisdictional Hazard Mitigation Plan

A hazard mitigation plan is a formal document that outlays the plans to reduce or eliminate the long-term risk to human life and property from natural or manmade hazards. Visalia participates in the preparation of the Multi-Jurisdictional Local Hazard Mitigation Plan (MJ-LHMP) which covers the County and eleven participating cities. The latest adopted MJ-LHMP was prepared in 2018. The plan has been designed to meet four goals; (1) significantly reduce life loss and injuries, (2) minimize damage to structures and property, as well as disruption of essential services and human activities, (3) protect the environment, and (4) promote hazard mitigation as an integrated public policy.

4.7.3 Impact Analysis

- a) Would the project 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.

See section a-ii) below.

- ii. Seismic-related ground failure, including liquefaction?

i and ii) Less than Significant Impact. The Project site is located in an area traditionally characterized by relatively low seismic activity. The site is not located in an Alquist-Priolo Earthquake Fault Zone as established by the Alquist-Priolo Fault Zoning Act (Section 2622 of Chapter 7.5, Division 2 of the California Public Resources Code). The nearest major faults are the Owens Valley and San Andreas Fault, located approximately 58 miles east and 80 miles southwest of the Project site, respectively. The San Andreas fault is the dominant active tectonic feature of the Coast Ranges and represents the boundary of the North American and Pacific plates. The Kern Canyon Fault is located approximately 42 miles east and the Poso Fault is located approximately 50 miles south of the Project site.

Although there are no known earthquake faults within the vicinity of the Project and strong ground shaking is unlikely, construction of the proposed residential structures would comply with the most recent seismic standards as set forth in the California Building Standards Code. Compliance with these standards would ensure potential impacts related to strong seismic ground shaking would be less than significant.

iii. Seismic-related ground failure, including liquefaction?

Less than Significant Impact. Liquefaction occurs when loose, water-saturated sediments lose strength and fail during strong ground shaking. Although no specific liquefaction hazard areas have been identified in Tulare County and the City of Visalia, this potential is recognized throughout the San Joaquin Valley where unconsolidated sediments and a high-water table coincide. Using the United States Department of Agriculture NRCS soil survey, an analysis of the soils onsite was performed. Soils in the area consists of Grangeville Sandy Loam and Nord Fine Sandy Loam, which are well-drained and coarse-textured, representing a low risk for liquefaction or seismic-related ground failure. In addition, using California Department of Water Resources Live Groundwater Levels map, the groundwater levels measured at a location approximately one mile to the southwest of the Project site was approximately 131.7 feet below ground surface as of March 17, 2022; this further reduces potential for liquefaction.²⁵ Furthermore, as mentioned above in Impact Assessments 4.7.3 a) i-ii, strong seismic ground shaking is unlikely to occur. Any impacts related to seismic-related ground failure, including liquefaction, would be less than significant.

iv. Landslides?

No Impact. Landslides usually occur in locations with steep slopes and unstable soils. The Project is located on the Valley floor where no major geologic landforms exist, and the topography is essentially flat and level. The nearest foothills are approximately nine miles east of the Project site. Therefore, the Project site has minimal-to-no landslide susceptibility, and there would be no impact

b) Would the project result in substantial soil erosion or the loss of topsoil?

Less than Significant Impact. Earthmoving activities associated with the Project would include excavation, trenching, grading, and construction over an area of approximately 10.44 acres. These activities could expose soils to erosion processes and the extent of erosion would vary depending on slope steepness/stability, vegetation/cover, concentration of runoff, and weather conditions. Dischargers whose projects disturb one (1) or more acres of soil or whose projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity Construction General Permit Order 2009-0009-DWQ. Construction activity subject to this permit includes clearing, grading and disturbances to the ground such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development of a Storm Water Pollution Prevention Plan (SWPPP) by a certified Qualified SWPPP Developer. Since the Project site has relatively flat terrain with a low potential for soil erosion and would comply with the State Water Resource Board requirements, impacts would be less than significant.

c) Would the project 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?

See section d) below.

²⁵ (California Department of Conservation 2022)

- d) Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

c and d) Less than Significant Impact. Soils of the Project site consist of Nord Fine Sandy Loam, which is coarse-textured, low in clay content, and well-drained. This soils has a low shrink-swell potential and a low plasticity index, and therefore, not considered expansive soils. Furthermore, physical properties of this soil makes subsidence, liquefaction, lateral spreading, or other ground failure unlikely. Any impacts would be considered less than significant.

- e) Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

No Impact. Septic installation or alternative wastewater disposal systems are not necessary for the Project. The Project would be required to connect to the City of Tulare's wastewater system. There would be no impact.

- f) Would the project directly or indirectly destroy a unique paleontological resource or site or unique geological feature?

Less than Significant Impact. No known paleontological resources have been identified at the Project site. Based on the results of paleontological records search and literature review requested from the San Diego Natural History Museum, the Holocene-age alluvial fan deposits underlying the Project site in the shallow subsurface are assigned a low paleontological potential. Further, older Pleistocene-age alluvial deposits assigned a high paleontological potential likely occur at deeper levels in the subsurface, here suggested to be at least 15 feet below existing surface grade. As the Project is unlikely to require excavation below 15 feet below grade, impacts will be less than significant.

4.8 GREENHOUSE GAS EMISSIONS

Table 4-14: Greenhouse Gas Emissions Impacts

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

4.8.1 Baseline Conditions

The subject property is composed of an existing rural residential dwelling on approximately 10 acres.

4.8.2 Applicable Regulations

State

There are a variety of statewide rules and regulations which have been implemented or are in development in California which mandate the quantification or reduction of GHGs. Under CEQA, an analysis and mitigation of emissions of GHGs and climate change in relation to a Project is required where it has been determined that a project would result in a significant addition of GHGs. Certain APCDs have proposed their own levels of significance. The SJVAPCD, which has regulatory authority over the air emissions from this project, has not established a significance threshold.

California Air Resources Board

CARB is the agency responsible for coordination and oversight of State and local air pollution control programs in California and for implementing its own air quality legislation, the CCAA, adopted in 1988. CARB was created in 1967 from the merging of the California Motor Vehicle Pollution Control Board and the Bureau of Air Sanitation and its Laboratory.

The CARB has primary responsibility in California to develop and implement air pollution control plans designed to achieve and maintain the NAAQS established by the EPA. Whereas the CARB has primary responsibility and produces a major part of the SIP for pollution sources that are statewide in scope, it relies on the local air districts to provide additional strategies for sources under their jurisdiction. The CARB combines its data with all local district data and submits the completed SIP to the EPA. The SIP consists of the emissions standards for vehicular sources and consumer products set by the CARB, and attainment plans adopted by APCDs and AQMDs and approved by CARB.

States may establish their own standards, provided the state standards are at least as stringent as the NAAQS. California has established the CAAQS pursuant to HSC Section 39606(b) and its predecessor statutes.

Health and Safety Code Section 39608 requires that CARB “identify” and “classify” each air basin in the state on a pollutant-by-pollutant basis. Subsequently, CARB designated areas in California as nonattainment based on violations of the CAAQs. Designations and classifications specific to the SJVAB can be found in the next section of this document. Areas in the state were also classified based on severity of air pollution problems. For each nonattainment class, the CCAA specifies air quality management strategies that must be adopted. For all nonattainment categories, attainment plans are required to demonstrate a five percent-per-year reduction in nonattainment air pollutants or their precursors, averaged every consecutive three-year period, unless an approved alternative measure of progress is developed. In addition, air districts in violation of CAAQS are required to prepare an Air Quality Attainment Plan that lays out a program to attain and maintain the CCAA mandates.

Other duties of CARB include monitoring air quality, which has established and maintains, in conjunction with local APCDs and AQMDs, and SLAMS network, which monitor the present pollutant levels in the ambient air.

California Attorney General

The Attorney General has a special role in protecting the environment and public health in California. By law, the Attorney General has independent authority, acting directly in the name of the People, "to act to protect the natural resources of the State of California from pollution, impairment, or destruction." The Attorney General plays a leading role in the oversight and enforcement of CEQA and the Safe Drinking Water and Toxic Enforcement Act of 1986 (Proposition 65). The Attorney General also prosecutes civil and criminal violations of environmental laws in the name of the People of the State of California and on behalf of client agencies.

CEQA Guidelines Appendix F: Energy Conservation

Appendix F of the CEQA Guidelines describes the types of information and analyses related to energy conservation that are to be included in the EIR process. Energy conservation is described in terms of decreasing per capita energy consumption; decreasing reliance on fossil fuels such as coal, natural gas, and oil; and increasing reliance on renewable energy sources. To assure that energy implications are considered in project decisions, EIRs must include a discussion of the potentially significant energy impacts of Projects (to the extent relevant and applicable to the Project), with particular emphasis on avoiding or reducing inefficient, wasteful, and unnecessary consumption of energy.

[Executive Order S-3-05](#): Executive Order S-3-05 was established by Governor Arnold Schwarzenegger in June 2006.

Executive Order S-3-05 establishes statewide emission reduction targets through the year 2050:

- by 2010, reduce GHG emissions to 2000 levels;
- by 2020, reduce GHG emissions to 1990 levels; and
- by 2050, reduce GHG emissions to 80 percent below 1990 levels.

This Executive Order does not include any specific requirements that pertain to the Project. However, actions taken by the State to implement these goals may affect the Project, depending on the specific implementation measures that are developed.

[Senate Bill 1368](#): Senate Bill 1368 (SB 1368) was enacted in 2006 and required the California Public Utilities Commission (CPUC) to establish a CO₂ emissions standard for base load generation owned by or under long-term contract with publicly owned utilities. The CPUC established a GHG Emissions Performance

Standard (EPS) of 1,100 pounds of CO₂ per megawatt-hour. SB 1368 also requires the posting of notices of public deliberations by publicly owned companies on the CPUC website and establishes a process to determine compliance with the EPS. The Project, as a renewable energy generation facility, is determined by rule to comply with the GHG Emission Performance Standard requirements of SB 1368.

[Assembly Bill 32](#): California passed the California Global Warming Solutions Act of 2006 (AB 32, codified at HSC Sections 38500-38599). AB 32 establishes regulatory, reporting, and market mechanisms to achieve quantifiable reductions in GHG emissions and establishes a cap on statewide GHG emissions. AB 32 requires that statewide GHG emissions be reduced to 1990 levels by 2020. This reduction would be accomplished by enforcing a statewide cap on GHG emissions that would be phased in starting in 2012. To effectively implement the cap, AB 32 directs CARB to develop and implement regulations to reduce statewide GHG emissions from stationary sources. AB 32 specifies that regulations adopted in response to AB 1493 should be used to address GHG emissions from vehicles. However, AB 32 also includes language stating that if the AB 1493 regulations cannot be implemented, then CARB should develop new regulations to control vehicle GHG emissions under the authorization of AB 32.

AB 32 requires CARB to adopt a quantified cap on GHG emissions representing 1990 emissions levels and disclose how it arrived at the cap; institute a schedule to meet the emissions cap; and develop tracking, reporting, and enforcement mechanisms to ensure that the state reduces GHG emissions enough to meet the cap. AB 32 also includes guidance on instituting emissions reductions in an economically efficient manner, along with conditions to ensure that businesses and consumers are not unfairly affected by the reductions. Using these criteria to reduce statewide GHG emissions to 1990 levels by 2020 would represent an approximate 25 to 30 percent reduction in current emissions levels. However, CARB has discretionary authority to seek greater reductions in more significant and growing GHG sectors, such as transportation, as compared to other sectors that are not anticipated to significantly increase emissions. Under AB 32, CARB was required to adopt regulations by January 1, 2011, to achieve reductions in GHGs to meet the 1990 emission cap by 2020. In 2019, CARB disclosed that emissions in 2017 were 7 million metric tons of CO₂ equivalent (MMT CO₂e) below the State 2020 limit.

[Senate Bill 375](#): SB 375, signed in September 2008 (Chapter 728, Statutes of 2008), aligns regional transportation planning efforts, regional GHG reduction targets, and land use and housing allocation. SB 375 requires Metropolitan Planning Organizations (MPOs) to adopt a sustainable community strategy (SCS) or alternative planning strategy (APS) that would prescribe land use allocation in that MPOs regional transportation plan. CARB, in consultation with MPOs, would provide each affected region with reduction targets for GHGs emitted by passenger cars and light trucks in the region for the years 2020 and 2035. These reduction targets would be updated every eight years but can be updated every four years if advancements in emissions technologies affect the reduction strategies to achieve the targets. CARB is also charged with reviewing each MPOs SCS or APS for consistency with its assigned targets.

This law also extends the minimum time period for the regional housing needs allocation cycle from five years to eight years for local governments located within an MPO that meets certain requirements. City or county land use policies (including general plans) are not required to be consistent with the regional transportation plan (and associated SCS or APS). However, new provisions of CEQA would incentivize (through streamlining and other provisions) qualified projects that are consistent with an approved SCS or APS, categorized as "transit priority projects."

[Office of Planning and Research Technical Advisory](#): Consistent with SB 97, on June 19, 2008, Office of Planning and Research (OPR) released its *Technical Advisory on CEQA and Climate Change*, which was developed in cooperation with the Resources Agency, the California Environmental Protection Agency (CalEPA), and CARB. The *Technical Advisory* offers the informal interim guidance regarding the steps lead agencies should

take to address climate change in their CEQA documents, until CEQA guidelines are developed pursuant to SB 97 on how state and local agencies should analyze, and when necessary, mitigate GHG.

According to OPR, lead agencies should determine whether GHG may be generated by a Project, and if so, quantify or estimate the GHG emissions by type and source. Second, the lead agency must assess whether those emissions are individually or cumulatively significant. When assessing whether a project's effects on climate change are "cumulatively significant" even though project specific GHG contribution may be individually limited, the lead agency must consider the impact of the project when viewed in connection with the effects of past, current, and probable future projects. Finally, if the lead agency determines that the GHG emissions from the project as proposed are potentially significant, it must investigate and implement ways to avoid, reduce, or otherwise mitigate the impacts of those emissions.

On April 13, 2009, Office of Planning and Research (OPR) sent proposed amendments of the CEQA Guidelines to the Secretary of the Resources Agency for promulgation. The proposed amendments contain Model Policies for GHGs in General Plan. OPR recommended changes to fourteen sections of the existing guidelines, including: the determination of significance as well as thresholds; statements of overriding consideration; mitigation; cumulative impacts; and specific streamlining approaches. The proposed Guidelines also include an explicit requirement that EIRs analyze GHG emissions resulting from a project when the incremental contribution of those emissions may be significant. OPR adopted new amendments in 2018; however, these amendments to the CEQA Guidelines apply prospectively only.

California Energy Code: Title 24, Part 6 of the California Code of Regulations, called the California Energy Code, includes standards mandating energy efficiency measures in new construction, as well as retrofitting existing buildings. Since its establishment in 1977, the building efficiency standards (along with standards for energy efficiency in appliances), which regulate energy consumed in buildings for heating, cooling, ventilation, water heating, and lighting, have contributed to a reduction in electricity and natural gas consumption in California. The standards are updated every three years to allow new energy efficiency technologies to be considered. The latest update to Title 24 standards became effective January 1, 2020.

California Green Code: CalGreen, the nation's first Green Building Standards Code, became effective in August 2009 for voluntary compliance and local adoption, and became effective for mandatory compliance on January 1, 2011. This Code establishes minimum standards for new construction that are intended to help the State achieve the AB 32 goal of reducing GHG emissions to 1990 levels by 2020. In addition to energy efficiency standards, CalGreen includes mandatory measures for water conservation, storm water drainage and retention, material conservation, and construction waste reduction. The requirements for nonresidential construction also include parking, landscaping, and other standards. Local jurisdictions have the option of adopting procedures by ordinance to improve the level of construction beyond the CalGreen minimum standard.

Local

City of Tulare General Plan

Policy COS-P6.1: Energy Conservation Measures. The City shall require the use of energy conservation features in new construction and renovation of existing structures in accordance with state law. New features that may be applied to construction and renovation include:

- Green building techniques (such as use of recycled, renewable, and reused materials; efficient lighting/power sources; design orientation; building techniques; etc.);
- Cool roofs;
- Enhanced insulation;
- Application of solar technologies (e.g. photovoltaic, water heating, etc.); and

- Energy Star compliance programs

Policy COS-P6.2: Landscape Improvements for Energy Conservation. The City shall encourage the planting of shade trees along all city streets and as part of new development to reduce radiation heating.

Policy COS-P6.6: Solar Energy. The City shall work with developers to encourage the incorporation of passive and active solar devices such as solar collectors, solar cells, and solar heating systems into the design of local buildings. Additionally, the City shall work with developers to ensure that building and site design take into account the solar orientation of buildings during design and construction

City of Tulare Climate Action Plan

The City Climate Action Plan (CAP) was created as one of the first key steps to guiding the development and enhancement of actions designed to reduce Tulare’s Greenhouse Gas (GHG) emissions. The CAP represents the results of a GHG emissions inventory effort which serves as a starting point for the development of a comprehensive municipal and community strategy for addressing GHG emission reduction goals.

The major long-term goals of the City’s CAP for the City government and the community as a whole include the following:

- Increase energy efficiency and conservation
- Promote and support renewable energy generation and use
- Shift single-occupancy vehicle trips to alternative modes
- Reduce emissions from vehicles
- Increase accessible land use to reduce vehicular trips
- Reduce solid waste
- Promote low emissions in agriculture

The City selected the years 2020 and 2030 to establish mitigation targets for the CAP. A reduction of 15% below the 2006 baseline year level is the target for 2020. A reduction of 30% below the 2005 baseline year level is the target for 2030. The City established two mitigation milestones to correlate with the planning horizon of the 2030 General Plan Update, and to ensure that the City is working towards the States goal of an 80% reduction below baseline by 2050.

4.8.3 Impact Analysis

- a) **Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?**

Less than Significant Impact. The Project would generate 1,578 MTCO₂e/yr using an operational year of 2005, which includes area, energy, mobile, waste, and water sources. “Business as usual” (BAU) is referenced in CARBs AB 32 Scoping Plan as emissions projected to occur in 2020 if the average baseline emissions during the 2002-2004 period grew to 2020 levels, without control or BPS offsets. As a result, an estimate of the Projects operational emissions in 2005 were compared to operational emissions in 2024 in order to determine if the Project meets the 29% emission reduction. The SJVAPCD has reviewed relevant scientific information related to GHG emissions and has determined that they are not able to determine a specific quantitative level of GHG emissions increase, above which a project would have a significant impact on the environment, and below which would have an insignificant impact. As a result, the SJVAPCD has determined that projects achieving at least a 29% GHG emission reduction compared to BAU would be determined to have a less than significant individual and cumulative impact for GHG. Results of the analysis show GHG emissions in the year 2020 as 1,064 MTCO₂e/yr. This represents an

achievement of 32% GHG emission reduction on the basis of BAU, which does meet the 29% GHG emission reduction target. Based on the assessment above, the Project would not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. Therefore, any impacts would be less than significant.

b) Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Less than Significant Impact. To assist lead agencies, project proponents, permit applicants, and interested parties in assessing and reducing the impacts of project-specific GHG on global climate change, the SJVAPCD has adopted the guidance: *Guidance for Valley Land-use Agencies in Addressing GHG Emission Impacts for New Projects under CEQA* and the policy: *District Policy – Addressing GHG Emission Impacts for Stationary Source Projects Under CEQA When Serving as the Lead Agency*. The guidance and policy rely on the use of performance-based standards, otherwise known as BPS to assess significance of project-specific greenhouse gas emissions on global climate change during the environmental review process, as required by CEQA. Use of BPS is a method of streamlining the CEQA process of determining significance and is not a required emission reduction measure. Projects implementing BPS would be determined to have a less than cumulatively significant impact. Otherwise, demonstration of a 29 percent reduction in GHG emissions, from BAU, is required to determine that a project would have a less than cumulatively significant impact.

The Project includes a recreational park that will encourage biking, jogging, and walking and provide neighboring residential neighborhoods with direct access to its facilities. The types of facilities incorporated into the Project coincide with the pedestrian infrastructure-based mitigation measures included in the SJVAPCDs Mitigation Measures document. Those measures include providing pedestrian enhancing infrastructure that includes sidewalks and pedestrian paths and direct pedestrian connections.

The City's CAP was created as one of the first key steps to guiding the development and enhancement of actions designed to reduce Tulare's GHG emissions. The CAP represents the results of a GHG emissions inventory effort which serves as a starting point for the development of a comprehensive municipal and community strategy for addressing GHG emission reduction goals. The CAP identifies existing and proposed community measures designed to reduce GHG emissions. The Project incorporates the following identified existing and proposed community measures assisting the City achieve its 2020 15% and 2030 30% reduction goals by constructing homes more efficient than the California Energy Code required in 2006, in addition to installing solar photovoltaic panels. Therefore, the Project would further the achievement of the City's greenhouse gas reduction goals and would not conflict with applicable plans, policies or regulations adopted for the purpose of reducing the emissions of GHG. Therefore, any impacts would be less than significant.

4.9 HAZARDS AND HAZARDOUS MATERIALS

Table 4-15 Hazards and Hazardous Materials Impacts

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures, either directly or indirectly to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

4.9.1 Baseline Conditions

Hazardous Materials

The Hazardous Waste and Substances Sites (Cortese) List is a planning document used by the State, local agencies, and developers to comply with CEQA requirements in providing information about the location of hazardous materials release sites. Government Code (GC) Section 65962.5 requires the California Environmental Protection Agency to develop at least annually an updated Cortese List. The Department of Toxic Substances Control (DTSC) is responsible for a portion of the information contained in the Cortese List. Other State and local government agencies are required to provide additional hazardous material release information for the Cortese List. DTSC's EnviroStor database provides DTSC's component of Cortese List data (DTSC, 2010). In addition to the EnviroStor database, the State Water Resources Control Board

(SWRCB) Geotracker database provides information on regulated hazardous waste facilities in California, including underground storage tank (UST) cases and non-UST cleanup programs, including Spills-Leaks-Investigations-Cleanups sites, Department of Defense sites, and Land Disposal program. A search of the DTSC EnviroStor²⁶ database and the SWRCB GeoTracker²⁷ performed on July 25, 2022 determined that there are no known active hazardous waste generators or hazardous material spill sites within the Project site or immediate surrounding vicinity.

Airports

The Project site is located approximately 4.5 miles northwest of Mefford Field Airport. The Project would not be located within an adopted Airport Land Use Compatibility Plan (ALUCP).

Emergency Operations Plan

The City of Tulare has an Emergency Operations Plan that lays out the planned procedures that the City would follow in the event of an emergency.

Sensitive Receptors

Sensitive Receptors are groups that would be more affected by air, noise, and light pollution, pesticides, and other toxic chemicals than others. This includes infants, children under 16, elderly over 65, athletes, and people with cardiovascular and respiratory diseases. High concentrations of these groups would include, daycares, residential areas, hospitals, elder care facilities, schools and parks. The nearest sensitive receptors consist of single-family residences surrounding the Project site. Also, Pleasant Elementary School is located approximately 500 feet east of the Project site.

4.9.2 Applicable Regulations

State

Department of Toxic Substances Control

The EPA has delegated much of its regulatory authority to the individual states. The DTSC of CalEPA enforces hazardous materials and waste regulations in California in conjunction with the EPA. The DTSC is responsible for regulating the management of hazardous substances, including remediation of sites contaminated by hazardous substances. California hazardous materials laws incorporate federal standards but are often more strict than federal laws.

Porter-Cologne Water Quality Control Act

The RWQCB is authorized by the SWRCB to enforce provisions of the Porter-Cologne Water Quality Control Act of 1969. This act gives the RWQCB authority to require groundwater investigations when the quality of groundwater or surface waters of the state are threatened and to remediate the site, if necessary.

²⁶ (California Department of Toxic Substance Control n.d.)

²⁷ (State Water Resource Control Boards n.d.)

State Underground Storage Tank Program

State laws also regulate Underground Storage Tanks (USTs) and Aboveground Storage Tanks (ASTs) containing hazardous substances. These laws are primarily found in the Health and Safety Code, and, combined with CCR Title 23, establish the requirements of the State UST program. The laws contain requirements for UST permitting, construction, installation, leak detection monitoring, repairs and corrective actions and closures. In accordance with State laws, the County Department of Health Services Environmental Health Division implements UST and AST regulations in County.

Hazardous Materials Worker Safety Requirements

The Federal Occupational Safety and Health Administration (OSHA) and the California Occupational Safety and Health Administration (Cal/OSHA) are the agencies responsible for assuring worker safety in the handling and use of chemicals in the workplace. The federal regulations pertaining to worker safety are contained in the Code of Federal Regulations, Title 29 (29 CFR) as authorized in the Occupational Safety and Health Act of 1970. They provide standards for safe workplaces and work practices, including standards relating to hazardous materials handling. In California, Cal/OSHA assumes primary responsibility for developing and enforcing workplace safety regulations; Cal/OSHA standards are generally more stringent than federal regulations.

The State regulations concerning the use of hazardous materials in the workplace are included in Title 8 of the CCR, and contain requirements for safety training, availability of safety equipment, accident and illness prevention programs, hazardous substance exposure warnings, and emergency action and fire prevention plan preparation. Cal/OSHA also enforces hazard communication program regulations, which contain worker safety training and hazard information requirements, such as procedures for identifying and labeling hazardous substances, communicating hazard information relating to hazardous substances and their handling, and preparation of health and safety plans to protect workers and employees at hazardous waste sites.

Local

Tulare County Environmental Health Division

Tulare County Environmental Health Services Division (TCEHSD) is the local agency responsible for the implementation of the State-mandated Unified Hazardous Waste and Hazardous Materials Management Regulatory Program (MJLHMP). County has prepared a Hazardous Materials Business Plan and the aforementioned MJLHMP, which serves as the County's emergency response plan for hazardous materials emergency incidents. In addition, the TCEHSD acts as lead agency to ensure proper remediation of leaking underground petroleum storage tank sites and certain other contaminated sites.

City of Tulare Fire Department

The Tulare Fire Department has 40 sworn members, operating out of three fire stations. Each fire station has one engine company with three personnel on duty each day. The Department also operates a ladder company with two personnel out of Station 61 each day.²⁸ The City of Tulare Fire Department (TFD) provides fire and life safety services for residents located within the city limits. The City requires all new development and subdivisions to meet or exceed California Fire Code provisions, and the City's Fire Department reviews development applications during the plan check process.

Waste Disposal Regulations

The disposal of contaminated soil is regulated by the RWQCB, in this case the Central Valley Region, and is regulated based on the concentrations of chemical constituents that are present. Soils having

²⁸ (City of Tulare n.d.)

concentrations of contaminants higher than certain acceptable levels must be handled and disposed as hazardous waste when excavated. CCR Title 22, Section 66261.20-24 contains technical descriptions of characteristics that would cause a soil to be classified as a hazardous waste.

4.9.3 Impact Analysis

- a) Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
- b) Would the project 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?

a and b) Less than Significant Impact. The Project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Potential impacts during construction of the Project could occur from potential spillage of fuels and lubricants associated with construction equipment. These potential impacts would be temporary in nature and would be reduced to less than significant levels through compliance with applicable local, state, and federal regulations, as well as the use of Best Management Practices (BMPs). Project operations would consist of consumer grade pesticides, fertilizers, and petroleum-based fuels. However, these potentially hazardous materials would not be of a type or occur in sufficient quantities to pose a significant hazard to public health and safety or the environment. Compliance with applicable laws and regulations would minimize hazards associated with the routine transport, use, or disposal of hazardous materials to the maximum extent practicable. In addition, compliance with applicable laws and regulations would lower any potential impacts from foreseeable upset and accident conditions involving the release of hazardous materials into the environment to a less than significant level. Therefore, impacts would be less than significant.

- c) Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Less than Significant Impact. The Project would handle construction related hazardous materials in the form of fuels and solvents during construction of the Project within a quarter mile of Pleasant Elementary School. Through the use of BMPs, any potential spillage of these materials would be limited to a less than significant level. During operation, the site would handle consumer grade pesticides, fertilizers, and petroleum-based fuels in quantities that would not be high enough to create a significant impact for the public or the environment. Therefore, impacts would be less than significant.

- d) Would the project 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 Project site is not on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, according to the EnviroStor and GeoTracker databases mentioned above in **Section 4.9.1**. As a result, the Project would not create a significant hazard to the public or environment due to the Project being located on an existing hazardous material site. Therefore, there would be no impact.

- 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?

No Impact. The Project site is not located within an ALUCP, nor is it located within two miles of a public airport or public use airport. Therefore, there would be no impact.

- f) Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Less than Significant Impact. The Project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. While construction would result in truck deliveries, hauling of materials, and construction crews, improvement plans and any work completed in existing roadways would be required to be approved by the City Engineer before they could occur. Streets within the subdivision have been designed to City specifications and have adequate site access for emergency vehicles. The Project does not generate an amount of traffic that warrants analysis of congestion. Therefore, impacts would be less than significant.

- g) Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

No Impact. The proposed Project would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires. As discussed more thoroughly in **Section 4.20**, the Project site is not located in an area that has been designated as being a State Responsibility Area (SRA) or as being a very high fire hazard severity zone. The Project site is substantially surrounded by urban uses. Therefore, there would be no impact.

4.10 HYDROLOGY AND WATER QUALITY

Table 4-16: Hydrology and Water Quality Impacts

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

4.10.1 Baseline Conditions

The climate in Tulare County can be classified as Mediterranean with average rainfall rates of 10 inches annually, occurring primarily between November and March.²⁹ Hydrology in the Project area is associated with the Tulare Lake Hydrologic Region, containing three main subbasins. The Tulare Lake subbasin is in the northern alluvial fan and basin subarea characterized by southwest to south flowing rivers, creeks, and irrigation canal systems that convey water from the Sierra Nevada to the west toward the Tulare Lake Bed. The southern portion of the basin is internally drained by the Kings, Kaweah, Tule, and Kern Rivers.³⁰ The Tulare Lake Basin comprises the drainage area of the San Joaquin Valley south of the San Joaquin River and

²⁹ (Best Places 2022)

³⁰ (California Department of Water Resources. Natural Resources Agency 2015)

is essentially a closed basin because surface water drains north into the San Joaquin River only in years of extreme rainfall. The Project site consists of irrigated farmland served by groundwater.

Water in Tulare is regulated by the City of Tulare Water Division. Groundwater is the sole source of water supply for the Tulare. Groundwater used by Tulare is extracted from the underlying Kaweah and Tule Subbasins. The Project site itself is located within the Greater Kaweah Groundwater Sustainability Agency's boundary.³¹

4.10.2 Applicable Regulations

Federal

Federal Clean Water Act

The CWA requires the EPA to develop, publish, and periodically update ambient water quality criteria for the protection of human health. In 1980, the EPA published water quality criteria for 64 pollutants and pollutant classes and considered non-cancer, cancer, and taste and odor effects. Over the years, these criteria have evolved and have included additional pollutants and pollutant classes.

During the last decade, policy has shifted from a program-by-program, source-by-source, pollutant-by-pollutant approach to more watershed-based strategies. Ultimately, these criteria are used by states for establishing water quality standards under Section 303 (c) of the CWA and provide a basis for controlling discharges or releases of pollutants.

National Pollutant Discharge Elimination System Waste Discharge Regulations

The 1972 amendments to the Federal Water Pollution Control Act established the NPDES permit program to control discharges of pollutants from point sources (CWA 402). The 1987 amendments to CWA created a new section of CWA devoted to stormwater permitting (CWA 402[p]). The EPA has granted California primacy in administering and enforcing the provisions of CWA and the NPDES permit program, which is the primary federal program that regulates point-source and nonpoint-source discharges to waters of the United States. SWRCB issues both general and individual permits for certain activities. Relevant general and individual NPDES permits are discussed below.

Phase II MS4 Permit

The SWRCB, in response to the EPA, issued Water Quality Order No. 2013-001-DWQ NPDES General Permit No. CAS000004, Waste Discharge Requirements for Storm Water Discharges from Small Municipal Separate Storm Systems (MS4s) in February 2013 which went into effect July 2013. The MS4 Permit requires urban municipalities with predetermined inclusion requirements to file an application and comply with prescriptive tasks over the 5-year permit term. The prescriptive tasks include, but are not limited to, public outreach and involvement, illicit discharge detection and elimination (IDDE), construction site runoff control, post-construction storm water management, municipality facility and operation good housekeeping, water quality monitoring, and municipality assessment and reporting.

Construction Stormwater NPDES Permit

A Construction NPDES General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit (CGP), Water Quality Order No. 2009-0009-DWQ) is required for dischargers or projects who disturb one acre or more of soil or whose project disturbs less than one acre, but which is part of a larger common plan of development that in total disturbs one acre or more. This CGP was adopted in September 2009 and went into effect July 2010.

³¹ (California Department of Water Resources 2018)

The CGP requires the development of Permit Registration Documents (PRDs) which include the development and implementation of a SWPPP. The SWPPP must contain a site map(s) which shows the construction site perimeter, existing and proposed buildings, lots, roadways, stormwater collection and discharge points, general topography both before and after construction, and drainage patterns across the project. The SWPPP must list/describe BMPs the discharger would use to prevent polluted stormwater runoff and show the placement of those BMPs. Additionally, the SWPPP must contain a visual monitoring program, a chemical monitoring program for “non-visible” pollutants, and a sediment monitoring plan if the site discharges directly to a water body listed on the 303(d) list for sediment. Attachment B of the CGP describes the elements that must be contained in a SWPPP. Additional PRD requirements are described in Attachments C-E in the CGP.

State

Porter-Cologne Water Quality Control Act of 1969

The Porter-Cologne Water Quality Control Act established the SWRCB and divided the state into nine regional basins, each with a RWQCB. The SWRCB is the primary state agency responsible for protecting the quality of the States surface and groundwater supplies, while the regional boards are responsible for developing and enforcing water quality objectives and implementation plans. The Project would be within the jurisdiction of Central Valley RWQCB.

The act authorizes the SWRCB to enact State policies regarding water quality in accordance with the CWA Section 303. In addition, the act authorizes the SWRCB to issue WDRs for projects that would discharge to state waters. The Porter-Cologne Water Quality Control Act requires that the SWRCB or the Central Valley RWQCB adopt water quality control plans (basin plans) for the protection of water quality. A basin plan must:

- Identify beneficial uses of water to be protected;
- Establish water quality objectives for the reasonable protection of the beneficial uses; and
- Establish a program of implementation for achieving the water quality objectives.

Basin plans also provide the technical basis for determining waste discharge requirements, taking enforcement actions, and evaluating clean water grant proposals. Basin plans are updated and reviewed every 3 years in accordance with Article 3 of Porter-Cologne Water Quality Control Act and CWA 303(c) (Central Valley RWQCB 2004 with approved amendments).

California Regional Water Quality Control Board, Central Valley Region – Basin Plan

Water quality in streams and aquifers of the region is guided and regulated by the Central Valley RWQCB Tulare Lake Basin Plan.³² State policy for water quality control is directed at achieving the highest water quality consistent with the maximum benefit to the people of the state. To develop water quality standards consistent with the uses of a water body, the Central Valley RWQCB classifies historical, present, and potential future beneficial uses as part of its basin plan. The Central Valley RWQCB Basin Plan identifies the beneficial uses of the Tulare Lake basin.

The Basin Plan lists the Valley Floor Creeks are listed for agriculture, industrial, process water, recreation, warm water habitat, wild habitat, rare species habitat, and groundwater recharge. A detailed discussion of beneficial uses and water quality objectives can be found in the Basin Plan.

³² (State of California Water Boards - Central Valley Region 5 2022)

The Central Valley RWQCB Basin Plan has also established the water quality objectives for dissolved oxygen in various habitats. The objective for warm water beneficial use habitats is 5mg/L minimum; and for cold water habitats is 7mg/L minimum.³³

The Central Valley RWQCB Basin Plan also states that turbidity shall not be increased by more than 1 Nephelometric Turbidity Unit (NTU) when ambient turbidity is between 0 and 5 NTU. Turbidity shall not be increased by more than 20 percent when ambient turbidity is between 5 and 50 NTU. Finally, when ambient turbidity is greater than 100 NTU, turbidity shall not be increased by more than 10 percent.³⁴

Sustainable Groundwater Management Act

In September 2014, the California Legislature enacted a three-bill law (AB 1739, SB 1168, and SB 1319), known as the Sustainable Groundwater Management Act (SGMA). SGMA was created to provide a framework for the sustainable management of groundwater supplies and intended to empower local agencies to adopt groundwater management plans that are tailored to the resources and needs of their communities, such that sustainable management would provide a buffer against drought and climate change, and ensure reliable water supplies regardless of weather patterns. SGMA is considered part of the statewide, comprehensive California Water Action Plan that includes water conservation, water recycling, expanded water storage, safe drinking water, and wetlands and watershed restoration. It protects existing surface water and groundwater rights and does not affect current drought response measures.³⁵

SGMA requires that local agencies form a local groundwater sustainability agency within 2 years (i.e., by 2017). This process is not subject to LAFCo purview. Agencies located within high- or medium-priority basins must adopt groundwater sustainability plans within 5 to 7 years. The time frame for basins determined by DWR to be in a condition of “critical overdraft” is 5 years (i.e., by 2020). Local agencies would have 20 years to fully implement groundwater sustainability plans after the plans have been adopted. Intervention by the SWRCB would occur if a groundwater sustainability agency is not formed by the local agencies, and/or if a groundwater sustainability plan is not adopted or implemented.³⁶

Local

Tulare Draft Urban Water Management Plan

The City of Tulare 2020 UWMP evaluates water demand and potential supply based on projected population and urban area growth. Water Code Section 10644(a) requires urban water suppliers to file UWMPs with the DWR, the California State Library, and any city or county within which the supplier provides water supplies. The UWMP describes the water system, system demands, system supplies, water supply reliability and water shortage contingency planning, and demand management measures.³⁷

City of Tulare General Plan

Policy COS-P1.8: The City shall promote efficient water use and reduced water demand by:

- Requiring water-conserving design and equipment in new construction;
- Encouraging water-conserving landscaping and other conservation measures; and
- Encourage retrofitting existing development with water-conserving devices.
- Providing public education programs.

³³ (California Regional Water Quality Control Board, Central Valley Region 2018)

³⁴ Ibid.

³⁵ (California Department of Water Resources n.d.)

³⁶ Ibid.

³⁷ (City of Tulare 2022)

- Distributing outdoor lawn watering guidelines.
- Promoting water audit and leak detection programs.
- Enforcing water conservation programs.

4.10.3 Impact Analysis

- a) Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Less than Significant Impact. The Project would connect to the existing City of Tulare storm drainage infrastructure. Surface runoff from the subdivision would be accommodated by the Bender Park Basin located approximately 500 feet east of the Project site. Therefore, impacts would be less than significant. Runoff generated as a result of the increased impermeability of the Project site would be accommodated by the Bender Park Basin. Connection to City facilities would not violate any waste discharge requirements. Water quality for domestic/potable use is controlled by the City itself pursuant to State water quality regulations. It is not anticipated that the Project would degrade either surface- or ground-water quality. In addition, the Project would be required to complete a SWPPP prior to construction of the subdivision. Thus, the Project would have a less than significant impact.

- b) Would the project 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. The Project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin. The City of Tulare 2020 Urban Water Management Plan (UWMP) predicts that demand for water will rise from 5,519 million gallons in 2020 to 7,436 million gallons in 2040. The supply would also increase from 5,519 in 2020 to 7,436 in 2040.³⁸

The Project consists of 83 dwelling units and the average household size in Tulare is 3.49 people; therefore, the Project would house approximately 289 people.³⁹ According to the UWMP, the amount of groundwater predicted to be pumped in 2020 was 5,519 million gallons or 15.12million gallons per day.

The 83-lot subdivision would be expected to use approximately 63,291 gallons of water per day ((people (289) x 2020 average gallons per day per person (219)) under normal operation, including domestic and landscape irrigation. This equates to approximately 0.063291 million gallons per year. Although the Project would utilize groundwater for domestic purposes, the amount of water used is not considered significant and would not substantially lower the groundwater table of the aquifer or interfere substantially with the recharge of the underground aquifer.

The Project would pay its fair share of installation of improvements and pay all development fees related to water service. Therefore, impacts would be less than significant.

³⁸ (City of Tulare 2022)

³⁹ (United States Census Bureau 2022)

- c) Would the project 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 off-site;
 - 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?

Less than Significant Impact. The Project would result in some soil erosion and the loss of topsoil due to Project related construction activities. The current drainage pattern for the site would be altered to have storm flows drains to City infrastructure connecting to the Bender Park Basin. Through the completion of a SWPPP and the implementation of the applicable best management practices, any potential impacts from the altering of drainage patterns would be limited to less than significant.

- d) Would the project in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundations?

Less than Significant Impact. There are no streams or rivers onsite or in the immediate vicinity of the Project. In order to minimize erosion and run-off during construction activities, a SWPPP would be implemented, and the contractor would comply with all Cal/OSHA regulations regarding regular maintenance and inspection of equipment, spill prevention, and spill remediation in order to reduce the potential for incidental release of pollutants or hazardous substances onsite. The Project is not located within a flood zone and there is no potential for inundation by seiche, tsunami, or mudflow. Any impacts would be less than significant.

- e) Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Less than Significant Impact. The Project site is located within the Greater Kaweah Groundwater Sustainability Agency's boundary, whose Groundwater Sustainability Plan (GSP) was adopted in January 2020. As the Project would not result in a significant decrease in groundwater compared to baseline conditions, and would follow the policies of the GSP, the proposed Project would not conflict with or obstruct implementation of the GSP. Impacts would be less than significant impact.

4.11 LAND USE AND PLANNING

Table 4-17: Land Use and Planning Impacts

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

4.11.1 Baseline Conditions

The proposed project site is located with the northwest portion of the City of Tulare. Under the City of Tulare General Plan, the 10.44 acre project site is currently designated High Density and zoned Multiple Family Residential, R-M-4. General Plan land use designations and Zone Districts of the Project site and surrounding areas are illustrated in [Figure 2-4](#) and [Figure 2-5](#).

4.11.2 Applicable Regulations

Local

City of Tulare General Plan

The following goals and policies in the City of Tulare General Plan are applicable to the project site's residential land use designation: Goal LU-3 To designate, protect, and provide land to ensure sufficient residential development capacity and variety to meet community needs and projected population growth.

Goal LU-1. To ensure that Tulare's future growth will proceed in an orderly manner, provide for an appropriate mix of land use opportunities, encourage and provide incentives for an infill development, prevent urban sprawl, and promote the efficient and equitable provision of public services to all neighborhoods.

Goal LU-2. To grow in an orderly pattern consistent with the economic, social, and environmental needs of Tulare and taking regional impacts into account.

Goal LU-3. To designate, protect, and provide land to ensure sufficient residential development capacity and variety to meet community needs and projected population growth.

LU-P2.3 Infill Development. The City shall encourage and provide incentives for infill development to occur within or adjacent to existing development in order to maximize the use of land within existing urban areas as well as downtown revitalization, and not focus solely on development of undeveloped areas. This policy will help to maximize the use of land within existing urban areas, minimize the conversion of existing agricultural land, and minimize environmental concerns associated with new development.

LU-P3.1 Neighborhood Housing Mix. The City shall encourage mixed use neighborhoods to have a variety of housing types and densities to help create an overall healthy, balanced community.

LU-P3.2 Executive Housing. The City shall encourage the development of “upper end” housing to better accommodate the local market for “executive housing.”

LU-P3.3 Neighborhood Protection. The City shall seek to prevent residential blight and promote healthy neighborhoods through public and private resources/programs (e.g. enforcement of all codes, neighborhood rehabilitation programs, and redevelopment actions).

LU-P3.5 Future Residential Development. The City shall direct future residential development to areas adjacent or in close proximity to existing and future neighborhoods and neighborhood commercial areas to further Tulare as a self-sufficient, full-service city.

LU-P3.6 High Density Residential Locations. The City shall encourage the development of higher density housing including near commercial services, employment centers, principal arterial routes, and public transportation.

LU-P3.7 Neighborhood Noise Abatement. The City shall require the abatement of significant noise intrusion into existing and proposed new residential developments from the freeway, major arterials, the railroad, the airport, and other significant noise sources. The burden for mitigation shall be on the new user.

LU-P3.8 Incompatible Uses. The City shall protect existing residential neighborhoods from the encroachment of incompatible activities and land uses (i.e. traffic, noise, odors, or fumes) and environmental hazards (i.e. flood, soil instability).

LU-P3.9 Planned Development. The City shall encourage the use of planned development provisions in residential developments to provide flexibility, to meet various socio-economic needs, and to address environmental and site design constraints.

4.11.3 Impact Analysis

a) Would the project physically divide an established community?

No Impact. The Project site is located in the northwest portion of the City and within its sphere of influence. There is existing residential development to the east, west, north and south. The Project will not physically divide any of these established communities. The Project proposes to create privately owned streets that are publicly accessible, and would connect to Eldridge Avenue to the west. There would be no impact.

b) Would the project cause a significant environmental conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Less than Significant Impact. The Project would construct 83 single family residential units within the approximately 10.44 acre Project area. As illustrated in **Figure 2-4** and **Figure 2-5**, the City of Tulare General Plan Update land use diagram designates the Project site as High Density Residential, and the City of Tulare Zoning Ordinance designates the Project site as Multi-Family RM4. The Project proposes a rezone and general plan amendment for the site, rezoning to the R-1-4 (Single Family Residential) Zone District and amending the General Plan designation to Medium Density Residential. The Project will comply with all applicable General Plan policies, and subdivision and zoning regulations, thus the Project

would not conflict with land use plans, policies, or regulations adopted for the purpose of avoiding or mitigating an environmental effect. Therefore, there would be a less than significant impact.

4.12 MINERAL RESOURCES

Table 4-18: Mineral Resources Impacts

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

4.12.1 Baseline Conditions

Tulare is part of the Central Valley province, one of several geomorphic provinces in California. The most economically significant mineral resources in Tulare County are sand, gravel, and crushed stone, used as sources for aggregate (road materials and other construction). The two major sources of aggregate are alluvial deposits (riverbeds, and floodplains), and hard rock quarries. Consequently, most Tulare County mines are located along rivers at the base of the Sierra foothills. Surface mining in California is regulated through the Surface Mining and Reclamation Act (SMARA), a State law adopted in 1975 to address the dual goals of protecting the state’s need for a continuing supply of mineral resources, while protecting public and environmental health. SMARA requires that all cities incorporate into their general plans mapped mineral resource designations approved by the State Mining and Geology Board. There are four streams that have provided the main source of high quality sand and gravel in Tulare County. They include the Kaweah River, Lewis Creek, Deer Creek and the Tule River.

4.12.2 Applicable Regulations

State

California Surface Mining and Reclamation Act of 1975

Enacted by the State Legislature in 1975, the Surface Mining and Reclamation Act (SMARA), Public Resources Code Section 2710, et seq., ensures a continuing supply of mineral resources for California. The Act creates surface mining and reclamation policy to ensure that:

- Production and conservation of minerals is encouraged;
- Environmental effects are prevented or minimized;
- Consideration is given to recreational activities, watersheds, wildlife, range and forage, and aesthetic enjoyment;
- Mined lands are reclaimed to a useable condition once mining is completed; and
- Hazards to public safety both now and in the future are eliminated.

Areas in the State (i.e., a city or county) that do not have their own regulations for mining and reclamation activities rely on the Department of Conservation Division of Mine Reclamation to enforce this law. SMARA contains provisions for the inventory of mineral lands in the State of California. The State Geologist, in accordance with the SWRCB Guidelines for Classification and Designation of Mineral Lands, must classify Mineral Resource Zones as designated below:

MRZ-1. Areas where available geologic information indicates that there is minimal likelihood of significant resources.

MRZ-2. Areas underlain by mineral deposits where geologic data indicate that significant mineral deposits are located or likely to be located.

MRZ-2a. Areas containing mineral deposits that have geologic data to confirm that significant measured or indicated resources are present.

MRZ-2b. Areas containing mineral deposits where geologic information indicates that inferred resources are present.

MRZ-3. Areas where mineral deposits are found but the significance of the deposits cannot be evaluated without further exploration.

MRZ-3a. Areas considered having a moderate potential for mineral deposits of economic value.

MRZ-3b. Areas that include inferred mineral deposits that could possibly qualify as mineral resources.

MRZ-4. Areas where there is not enough information to assess the zone. These are areas that have unknown mineral resource significance.

SMARA only covers mining activities that impact or disturb the surface of the land. Deep mining (tunnel) or petroleum and gas production is not covered by SMARA.

Local

City of Tulare General Plan.

Policy COS-P8.5: Incompatible Development. Proposed incompatible land uses shall not be on lands containing, or adjacent to, identified mineral deposits or along key access roads, unless adequate mitigation measures are adopted or a statement of overriding considerations stating public benefits and overriding reasons for permitting the proposed use are adopted.

4.12.3 Impact Analysis

a) Would the project 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?

No Impact. According to the City of Tulare General Plan Update Draft Environmental Impact Report, the Project site does not contain land designated as mineral resource zone. Also, there are no active mining operations in the area; therefore there would be no impact.

- b) Would the project 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. As discussed above in Impact “a”, there are no active mining operations or lands designated as a mineral resource zone within or near the Project site, therefore the Project would not 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. There would be no impact.

4.13 NOISE

Table 4-19: Noise Impacts

Would the project result in:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive ground borne vibration or ground borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

4.13.1 Baseline Conditions

The Project site is surrounded by single-family residential dwellings, and is located approximately 4.5 miles northwest of the Mefford Field Airport and 7.0 miles south of Visalia Municipal Airport, but it is located outside of all of the identified airport protection zones within the Tulare County, Airport Land Use Compatibility Plan (ALUCP). State Route (SR) 99, located approximately 2.53 miles east is identified in the Tulare General Plan as a significant transportation noise source.

4.13.2 Applicable Regulations

State

State of California General Plan Guidelines

The State of California General Plan Guidelines (OPR 2003) identify guidelines for the noise elements of local GPs, including a sound level/land use compatibility chart that categorizes, by land use, outdoor Ldn ranges in up to four categories (normally acceptable, conditionally acceptable, normally unacceptable, and clearly unacceptable). For many land uses, the chart shows overlapping Ldn ranges for two or more compatibility categories. The noise element guideline chart identifies the normally acceptable range of Ldn values for low-density residential uses as less than 60 dB and the conditionally acceptable range as 55–70 dB. The normally acceptable range for high-density residential uses is identified as Ldn values below 65 dB, and the conditionally acceptable range is identified as 60–70 dB. For educational and medical facilities, Ldn values below 70 dB are considered normally acceptable, and Ldn values of 60–70 dB is considered conditionally acceptable. For office and commercial land uses, Ldn values below 70 dB are considered normally acceptable, and Ldn values of 67.5–77.5 are categorized as conditionally acceptable. When noise levels are in the conditionally acceptable range new construction should be undertaken only after a detailed

analysis of the noise reduction requirements is made and needed noise insulation requirements are included in the design. These overlapping Ldn ranges are intended to indicate that local conditions (existing sound levels and community attitudes toward dominant sound sources) should be considered in evaluating land use compatibility at specific locations.

Local

City of Tulare General Plan

Policy NOI-P1.5 Construction Noise. Reduce noise associated with construction activities by requiring properly maintained mufflers on construction vehicles, requiring the placement of stationary construction equipment as far as possible from developed areas, and requiring temporary acoustical barriers/shielding to minimize construction noise impacts at adjacent receptors. Special attention should be paid to noise-sensitive receptors (including residential, hospital, school, and religious land uses).

Policy NOI-P1.6 Limiting Construction Activities. The City shall limit construction activities to the hours of 6 am to 10 pm, Monday through Saturday.

Policy NOI-P1.12 Noise Ordinance. Maintain, enforce, and update as necessary the City of Tulare Noise Ordinance to prevent transmission of excessive noise between properties.

Policy NOI-P2.1 New development of residential or other noise-sensitive land uses which require discretionary approval under the Tulare County Zoning Ordinance or the Tulare County Subdivision Ordinance (e.g. use permits, zone changes, subdivision maps, parcel maps) will not be permitted in noise-impacted areas unless effective mitigation measures are incorporated into the specific design of such projects to reduce noise levels to 60 dB Ldn (or CNEL) or less within outdoor activity areas and 45 dB Ldn (or CNEL) or less within interior living spaces. No noise-sensitive land uses which require approval under the Tulare County Zoning Ordinance or the Tulare County Subdivision Ordinance shall be permitted within the 60 CNEL contour of the public use airports identified in this Plan. Where it is not possible to reduce exterior noise levels within outdoor activity areas to 60 dB Ldn (or CNEL) or less after the practical application of the best available noise reduction technology, an exterior noise level of up to 65 dB Ldn (or CNEL) will be allowed. Under no circumstances will an interior noise level exceeding 45 dB Ldn be allowed with the windows and doors closed. It should be noted that in instances where the windows and doors must remain closed to achieve the required acoustical isolation, mechanical ventilation or air conditioning must be provided.

Policy NOI-P2.4 Reducing Exposure to Operational Noise. In new residential and mixed-use developments, require that stationary equipment (such as air conditioning units and condensers) be placed in separate spaces, rooftops, or other areas such that noise impacts to interior living areas will be reduced. Similarly, potentially noisy common spaces, such as trash collection areas and loading zones, should be located away from residential units or other noise sensitive spaces.

Policy TR-P2.24 Traffic Noise. The City shall ensure that circulation systems minimize excessive noise impacts on sensitive land uses. The City shall require new development to mitigate traffic noise impacts where warranted (e.g., by constructing sound walls or berms or increasing setback distances).

Noise Ordinance

Section 6.40 of the City's Municipal Code contains the City's noise ordinance, which establishes exterior noise level standards. Applicable regulations are as follows:

Between the hours of 10:00 p.m. of one day and 6:00 a.m. of the following day, it shall be unlawful for any person to create, cause to be created or maintained sources of noise which shall cause annoyance or discomfort to a reasonable person of normal sensitivity in the neighborhood. The sources shall include, but not be limited to, the following:

- a) Excessively loud noises caused by the use or operation of radios, musical instruments and drums, phonographs, television sets or other machines or devices for the production, reproduction or amplification of sound;*
- b) Operation of equipment or performance of any outside construction or repair work on buildings, structures or projects, or operation of construction type devices, except that contractors may apply for a permit from the Planning and Building Department to allow construction where extreme heat requires work to occur between 10:00 p.m. and 6:00 a.m.;*
- c) Excessively loud sounds, cries or behavioral noise caused by the keeping or maintenance of animals or fowls;*
- d) Excessively loud noise caused by the operation of any machinery, equipment, device, pump, fan, compressor, air conditioning apparatus or similar mechanical device;*
- e) Operation of chimes, bells or other devices for the purpose of advertising or inviting the patronage of any person or persons to any business enterprise;*
- f) Repairing, rebuilding or testing of motor vehicles or operating of any motor driven vehicle off public streets or highways; and*
- g) Excessively loud noise caused by calling, shouting, laughing or crying.*

4.13.3 Impact Analysis

- a) Would the project result in 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?

Less than Significant Impact. Construction of the Project will create a temporary increase in ambient noise levels in the vicinity of the Project in excess of the standards established in the local general plan, noise ordinance, or applicable standards of other agencies for approximately 13 months. Construction related noise would be temporary and would cease upon completion of the Project. The construction required for the completion of this Project is exempt from the above noise regulations. In addition, according to the inverse square law, noise diminishes from its source by six dBA with each doubling of distance from origin. As a result, any noise generated from the proposed Project would have a diminished effect when heard from people in the surrounding area. Therefore, impacts would be less than significant.

- b) Would the project result in generation of excessive ground borne vibration or ground borne noise levels?

Less than Significant Impact. Construction equipment generates vibrations that spread through the ground and diminish in amplitude with distance from the source. Construction activities can result in varying degrees of ground vibration, depending on the equipment and methods used, distance to the affected structures, and soil type. The generation of vibration can range from no perceptible effects at the lowest vibration levels, to low rumbling sounds and perceptible vibrations at moderate levels, to slight damage at the highest levels. Ground-borne vibration or ground-borne noise levels from construction would be temporary in nature. In addition, vibration levels subside with increased distance from the source, diminishing the effect the Project would have. Therefore, impacts would be less than significant.

- 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. The Project is not located in the vicinity of a private airstrip or within an airport land use plan. The nearest airport or airstrip to the Project site is Mefford Field Airport, approximately 4.5 miles southeast of the Project site. Therefore, there would be no impact.

4.14 POPULATION AND HOUSING

Table 4-20: Population and Housing Impacts

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

4.14.1 Baseline Conditions

The Project site is located on approximately 10.44 acres of land in northwest Tulare. The Project would result in a GPA and rezone to change the designations of the site to Medium Density Residential and R-1-4, respectively. According to the United States Census Bureau, the City of Tulare had a population of 68,875 people in 2020. The Census Bureau estimated that in 2020 the City had a rate of 3.49 people per household.⁴⁰

4.14.2 Applicable Regulations

City of Tulare General Plan

Policy LU-P3.5: Future Residential Development. The City shall direct future residential development to areas adjacent or in close proximity to existing and future neighborhoods and neighborhood commercial areas to further Tulare as a self-sufficient, full-service city.

4.14.3 Impact Analysis

- a) Would the project induce substantial unplanned population growth in an area, either directly (for Sample, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Less than Significant Impact. The Project would not induce substantial unplanned population growth in an area, either directly or indirectly. The Project would result in the construction of 83 new houses within the City as a part of the Project. At 3.49 residents per new household, the Project could potentially add 289 new people to the City’s population. The Project site would be rezoned from RM-4 multi-family residential to R-1-4 single family residential within the City of Tulare. The Project site is designated for High Density Residential use by the City of Tulare General Plan and would be redesignated to Medium

⁴⁰ (United States Census Bureau 2022)

Density Residential.⁴¹ While the Project would induce population growth through the construction of 83 new houses, the Project would result in fewer residences than currently planned for. Therefore, impacts would be less than significant.

- b) Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

Less than Significant Impact. The Project would not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere. The Project would result in the new construction of 83 homes on land within the City of Tulare. The Project site currently contains one residence on the northeastern end of the property. This residence would be demolished to facilitate the Project. The owner of the residence is also the property owner and is vacating the site voluntarily. As a result, no person would be displaced as a result of the Project. Therefore, there would be no impact.

⁴¹ (City of Tulare 2015)

4.15 PUBLIC SERVICES

Table 4-21: Public Services

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) 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:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
v. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

4.15.1 Baseline Conditions

Fire Protection: The Project area would be served by the Tulare Fire Department. The closest fire station is Tulare Westside Fire Department, approximately 1.5 miles southeast of the Project.

Police Protection: Police protection is provided by the Tulare Police Department. The closest station is located approximately 2.0 miles southeast of the Project.

Schools: Pleasant Elementary School, the closest school to the Project site, is located approximately 0.10 miles east of the Project site.

Parks: The park closest to the Project site is Bender Park, approximately 0.15 miles southeast of the Project site.

Landfills: The nearest landfill to the Project site is the Resource Management Agency-Visalia Landfill, located approximately 12 miles north of the Project site.

4.15.2 Applicable Regulations

Local

City of Tulare General Plan

The School Districts in the City of Tulare are regulated by the California Department of Education, and the Tulare Police Department is regulated by the California Department of Justice. Objectives and Policies relating to Law Enforcement, Fire Protection, Parkland, and School Facilities are included in the Land Use Element and Conservation and Open Space Element of the Tulare’s General Plan. The Goals and Policies potentially applicable to the proposed project are as follows:

Goal COS-4. To provide parks and recreation facilities and services that adequately meet the existing and future needs of all Tulare residents.

Goal LU-11. To provide optimal municipal facilities and services, consistent with available resources, that are adequate to meet the needs of desired future growth.

Goal SAF-3. To provide adequate emergency services.

COS-P4.1 *Parkland/Open Space Standards*: The City's goal is to provide 4 acres of developed parkland per 1,000 residents. New residential or mixed use developments containing a residential component may be required to provide parkland, or pay in-lieu fees, in this ratio as directed by the City.

COS-P4.3 *Adequate Sites*: The city shall provide adequate and convenient park sites to meet the City's existing and anticipated future park and recreation needs.

COS-P4.9. The City shall encourage the development of adequate neighborhood parks, 5-15 acres in size. These neighborhood facilities should include children's play equipment, paved game areas, free play fields, and perhaps a passive recreation area for year round use.

LU-P2.14 *Development Impact Fees*: The City shall keep and maintain current development impact fee categories for new construction so that new construction adequately mitigates potential impacts to existing levels of service of infrastructure and public services.

LU-P11.1 *Adequate Municipal Services*: The City shall approve development only when adequate municipal services are available or can be efficiently provided.

LU-P11.3 *System Expansion*: The City shall require new development be responsible for expansion of existing facilities such as water systems, sewer systems, storm drainage systems, parks, and other capital facilities made necessary to serve the new development.

LU-P11.7 *Adequate Infrastructure Capacity*: The City shall only approve new development when it can be demonstrated by the applicant that adequate system capacity in the service area is or will be available to handle increases related to the project.

LU-P11.9: *Adequate City Service Capacity*: The City shall only approve new development when it can be demonstrated by the applicant that adequate public service capacity in the area is or will be available to handle increases related to the project. School capacity will be discussed in the review of each development, and the City will ensure early coordination with the school districts serving the site. School capacity will be addressed as allowed under State law.

LU-P11.23 *School Site Dedication*: The City shall negotiate with proponents of future development projects to secure the dedication of adequate sites for future school construction to meet anticipated future elementary, junior high, and high school expansion needs.

LU-P11.26 *Evaluate Fiscal Impacts*: The City shall evaluate the fiscal impacts of new development and encourage a pattern of development that allows the City to provide and maintain a high level of urban services (including, but not limited to, water, sewer, transportation, fire stations, police stations, libraries, administrative, and parks), and community facilities and utility infrastructure, as well as attract targeted businesses and a stable labor force.

TR-P2.32 *Emergency Vehicle Routes*: The City shall establish a street network that provides quick efficient routes for emergency vehicles, including police, fire, and emergency medical vehicles.

SAF-P1.8. *Police and Fire Department Review*: The Planning process should continue to seek the input of Police and Fire Departments in reviewing development plans and permits. Such a coordinated effort should be aimed at reducing property loss and affecting a reduction of injury and loss of life.

4.15.3 Impact Analysis

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:

vi. Fire Protection:

Less than Significant Impact. The City of Tulare Fire Department will provide fire protection services to the proposed Project. The closest fire station is Tulare Westside Fire Department, located at 138 N E St, approximately 1.5 miles southeast of the Project site. The addition of the proposed 83 single family units will increase the demand for fire protection in the area, however this increase in demand will be alleviated though impact fees paid prior to construction. Therefore, impacts would be less than significant.

vii. Police Protection:

Less than Significant Impact. The Tulare Police Department will provide police services to the proposed Project. The Project site will be serviced by the Tulare Police Station at 260 M St, approximately two miles southeast of the project. No new city police protection facilities would be required to serve the area. Payment of impact fees to police facilities is a requirement prior to issuance of building permits. Impacts would be less than significant.

viii. Schools:

Less than Significant Impact. The Project is served by the Tulare City School District and the Tulare Joint Union High School District of California. Based on the location of the project and students grade level students can attend the following schools.

Table 4-22: Nearest Schools

School	Grades	Address	Distance from Project
Pleasant Elementary School	K-5	1855 W Pleasant Ave	0.2 mi East
Los Tules Middle School	6-8	801 W Gail Ave	1.3 mi NE
Tulare Western High School	9-12	824 W Maple Ave	0.9 mi East

Payment of fees to a school district is considered full mitigation for project impacts on school facilities (Government Code Section 65996(a)). Therefore, the project applicant would be required to pay the statutory fees to accommodate the impact of project-generated students, reducing impacts to a less than significant level. SB 50 deems payment of the fees “to provide full and complete school facilities mitigation.” As payment of these fees is required prior to issuance of building permits, impacts will be less than significant.

ix. Parks:

Less than Significant Impact. The proposed Project is within the boundaries of the City of Tulare Parks and Recreation District. The Project includes uses that could increase the use of park and recreation facilities in the area. The City presently owns and maintains 19 parks, ranging from a rose garden to community centers.

The closest parks in proximity to the site are: Bender Park and Prosperity Sports Park, located approximately 0.21 and 1.0 miles, respectively, from the Project site. The Project includes the development of an approximately 0.43-acre park. Construction of the park facility will ensure the Project would not cause adverse impacts on nearby parks.

Park and recreation fees are collected for new residential developments. The Project review and approval process will ensure that all park related fees are paid by the applicant. These requirements will ensure that the Project does not significantly affect park and recreation facilities. Impacts would be less than significant.

x. Other public facilities:

Less than Significant Impact. The City provides a wide range of public services to the public in addition to those services mentioned above. The City also provides animal control services, refuse pick-up, library facilities, and drainage management. These services are generally funded through the general fund, usage fees, fines and penalties or impact fee collection. The City of Tulare collects planning and building fees as well as impact fees for new development. Since the demand for other public facilities is driven by population, the proposed Project would be required to pay fees to offset the increase the demand for that service. With those fees, any impacts would be less than significant.

4.16 RECREATION

Table 4-23: Recreation Impacts

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

4.16.1 Baseline Conditions

According to the City General Plan EIR, the City maintains a total of 363 acres of land within its Parks Division, including 295.65 acres of park land, 35 acres of Landscape and Lighting Districts, and approximately 32 acres of green belts, medians, tree-lined streets, and building landscapes. The closest neighborhood park is Bender Park, approximately 600 feet each of the Project site. The nearest community park is Del Lago Community Park, located approximately one-half mile from the project site. Based on a currently population of 69,200 as shown in the 2020 census, the City currently has 4.27 acres of parkland per 1,000 residents.

4.16.2 Applicable Regulations

State

State Open Space Standards

State planning law (GC Section 65560) provides a structure for the preservation of open space by requiring every city and county in the state to prepare, adopt, and submit to the Secretary of the Resources Agency a “local open-space plan for the comprehensive and long-range preservation and conservation of open-space land within its jurisdiction.” The following open space categories are identified for preservation:

- Open space for public health and safety, including, but not limited to, areas that require special management or regulation due to hazardous or special conditions.
- Open space for the preservation of natural resources, including, but not limited to, natural vegetation, fish and wildlife, and water resources.
- Open space for resource management and production, including, but not limited to, agricultural and mineral resources, forests, rangeland, and areas required for the recharge of groundwater basins.
- Open space for outdoor recreation, including, but not limited to, parks and recreational facilities, areas that serve as links between major recreation and open space reservations (such as trails, easements, and scenic roadways), and areas of outstanding scenic and cultural value.

- Open space for the protection of Native American sites, including, but not limited to, places, features, and objects of historical, cultural, or sacred significance such as Native American sanctified cemeteries, places of worship, religious or ceremonial sites, or sacred shrines located on public property (further defined in PRC Sections 5097.9 and 5097.993).

Quimby Act

The 1975 Quimby Act (GC Section 66477) authorizes cities and counties to pass ordinances requiring that developers set aside land, donate conservation easements, or pay fees for park improvements. The Act states that the dedication requirement of parkland can be a minimum of three acres per thousand residents or more and up to five acres per thousand residents if the existing ratio is greater than the minimum standard. Revenues generated through in-lieu fees collected and the Quimby Act cannot be used for the operation and maintenance of park facilities. In 1982, the Act was substantially amended. The amendments further defined acceptable uses of, or restrictions on Quimby funds, provided acreage/ population standards and formulas for determining the exaction, and indicated that the exactions must be closely tied (i.e. via nexus) to project impacts as identified through studies required by CEQA.

Local

City of Tulare General Plan

The Conservation and Open Space Element of the City of Tulare General Plan contains the following recreational resource goals and policies potentially applicable to the project.

COS-P4.1 Parkland/Open Space Standards. The City's goal is to provide four acres of developed parkland per 1,000 residents. New residential or mixed use developments containing a residential component may be required to provide parkland, or pay in-lieu fees, in this ratio as directed by the City.

COS-P4.5 Fair Share Responsibilities. The City shall ensure all future residential development is responsible for its fair share of the City's cumulative park and recreational service and facilities maintenance needs.

COS-P4.6 Land Dedication. The City shall continue its practice of requiring the dedication of community and neighborhood park lands as a condition of approval for large residential development projects (50 or more lots), if applicable.

COS-P4.7 Fees In Lieu of Parkland Dedication. The City shall allow the payment of fees in lieu of parkland dedication, especially in areas where dedication is not feasible, as provided under the Quimby Act.

4.16.3 Impact Analysis

- 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?**

Less than Significant Impact. The potential population growth associated with the Project's proposed 83 new single-family residential homes is not considered significant when compared to the City's population, and it should not increase the demand for recreational facilities, nor would it impose a strain on the existing recreational facilities such that substantial physical deterioration of existing recreational facilities would occur or be accelerated. Additionally, the Project proposes the construction of a 0.43-acre park, as required under the City's R-1-4 Design Guidelines, which requires 225 square feet of open space per dwelling unit. Existing nearby residents, in addition to future residents within the proposed subdivision, could utilize the proposed park space and public parking provided. Therefore, impacts would be less than significant.

- 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?

Less than Significant Impact. The Project site currently consists of a mostly vacant parcel with an existing house that would be removed as part of the Project. The Project would include the development of public open space in the form 0.43-acre park. The Project would comply with mitigation measures included in the **Biological Resources**, and **Cultural Resources** Section that would lessen any potential impacts from construction. Therefore, impacts related to the construction or expansion of recreational facilities would be less than significant.

4.17 TRANSPORTATION

Table 4-24: Transportation Impacts

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

4.17.1 Baseline Conditions

The Project site would be located on an approximately 10.44-acre parcel along West Pleasant Avenue, between La Dawna and Alpha Streets. West Pleasant Avenue is an existing Primary Collector as designated by the City of Tulare General Plan Circulation Element. Primary Collectors in Tulare are designed to creating a ½- to ¼-mile grid pattern. State Routes (SR) in and within the immediate vicinity of the City of Tulare include SR 63, 99, and 137.

4.17.2 Applicable Regulations

The Governor’s Office of Planning and Research Technical Advisory⁴² provide details on appropriate “screening thresholds” that can be used to identify when a proposed land use project is anticipated to result in a less-than-significant impact without conducting a more detailed VMT analysis. Screening thresholds include:

1. Residential and office projects within a Transit Priority Area
2. Locally serving retail projects up to 50,000 square feet
3. Residential, office, or mixed-use projects within low-VMT generating areas
4. 100 percent affordable housing projects
5. Projects that generate fewer than 110 daily trips

A land use project need only meet one of the above screening thresholds to result in a less than significant impact.

⁴² (Governor's Office of Planning and Research 2018)

4.17.3 Thresholds

Aligning with the aforementioned Technical Advisory, a Project that meet any of the screening thresholds above are considered less than less than significant. Should a Project be unable to screen out, the Project must demonstrate a vehicle miles per capita equal to less than 15% of the regionwide average.

4.17.4 Impact Analysis

- a) Would the project conflict with a plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

Less than Significant Impact. The Project would not conflict with a plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities. The Project would not be in conflict with the standards and goals set forth in the City of Tulare General Plan Circulation Element. The proposed project would include frontage improvements, including sidewalks, which would be an improvement to pedestrian accessibility over existing conditions. Any congestion during construction would be temporary. Vehicular access to the project would be available primarily on Pleasant Avenue. The Project is required to submit improvement plans, including roadway improvements, for review and approval by the City Engineer to ensure improvements will be consistent with City standards. Therefore, any impact would be less than significant.

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

Less than Significant Impact. The Project would result in the addition of 83 new homes to the City of Tulare, resulting in an increase of population for the City. A rise in population for the area would result in an increased amount of vehicle miles travelled (VMT). The City of Tulare has identified the area as being located within a Low VMT-generating area as illustrated in **Appendix E: Phase I Environmental Site Assessment**

As a result, the Project meets one of the five screening thresholds identified in [Section 4.17.2](#) above. Therefore, impacts would be less than significant.

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

Less than Significant Impact. The Project would not increase hazards due to a geometric design feature or incompatible use. The Project would result in one point of access from both Pleasant and Eldridge Avenues. Roadway design and width would be required to be approved by the City Engineer before construction could commence. Compliance with all applicable safety standards would be required and confirmed during the review of improvement plans. Therefore, impacts would be less than significant.

- d) Would the project result in inadequate emergency access?

Less than Significant Impact. The Project would not result in inadequate emergency access as it proposes two points of access. While the construction for the Project would result in truck deliveries, hauling of materials, and construction crews, and improvement plans, any work completed in existing roadways would be required to be approved by the City Engineer before they could occur. In addition, turning templates have been provided which demonstrate that City Fire apparatus will be able to make necessary turning movements within the proposed development in the event of an emergency. Therefore, impacts would be less than significant.

4.18 TRIBAL CULTURAL RESOURCES

Table 4-25: Tribal Cultural Resources Impacts

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a 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 the local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4.18.1 Baseline Conditions

Public Resources Code Section 21080.3.1, et seq. (codification of AB 52, 2013-14)

Public Resources Code Section 21080.3.1, et seq. (codification of AB 52, 2013-14) requires that a lead agency, within 14 days of determining that it would undertake a project, must notify in writing any California Native American Tribe traditionally and culturally affiliated with the geographic area of the project if that Tribe has previously requested notification about projects in that geographic area. The notice must briefly describe the project and inquire whether the Tribe wishes to initiate request formal consultation. Tribes have 30 days from receipt of notification to request formal consultation. The lead agency then has 30 days to initiate the consultation, which then continues until the parties come to an agreement regarding necessary mitigation or agree that no mitigation is needed, or one or both parties determine that negotiation occurred in good faith, but no agreement would be made.

The City of Tulare, as the public lead agency, received a letter from the Santa Rosa Rancheria Tachi Yokut Tribe pursuant to Public Resource Code (PRC) § 21080.3.1 (AB 52) officially requesting notification of Projects within the Santa Rosa Rancheria’s geographic area of traditional and cultural affiliation.

California Government Code 65352.3-5: Local Government-Tribal Consultation (codification of Senate Bill 18)

GC Section 65352.3, et seq. (codification of Senate Bill 18) requires that prior to the adoption or any amendment of a general plan, a local government must notify the appropriate tribes of the opportunity to conduct consultation for the purpose of preserving, or mitigating impacts to, cultural places located on land within the local government's jurisdiction that may be affected by the proposed plan adoption or amendment. Tribes have 90 days from the date on which they are notified unless a shorter timeframe has been agreed to by the tribe.

Pursuant to PRC Section 21080.3 and GC Section 65352.3 formal notification was sent to the following tribes via certified mail on June 3, 2022.

1. Big Sandy Rancheria of Western Mono Indians, Elizabeth D. Kipp, Chairperson
2. Dunlap Band of Mono Indians, Dirk Charley, Tribal Secretary
3. Dunlap Band of Mono Indians, Benjamin Charley Jr., Tribal Chair
4. Kern Valley Indian Community, Julie Turner, Secretary
5. Kern Valley Indian Community, Brandy Kendricks, Tribal Representative
6. Kern Valley Indian Community, Robert Robinson, Chairperson
7. North Fork Mono Tribe, Ron Goode, Chairperson
8. Santa Rosa Rancheria Tachi Yokut Tribe, Leo Sisco, Chairperson
9. Tubatulabals of Kern Valley, Robert Gomez, Chairperson
10. Tule River Indian Tribe, Neil Peyron, Chairperson
11. Tule River Indian Tribe, Kerri Vera, Environmental
12. Tule River Indian Tribe, Joey Garfield, Tribal Archaeologist
13. Wuksache Indian Tribe/Eshom Valley Band, Kenneth Woodrow, Chairperson

Class III Inventory/Phase I Survey

Please see Appendix C and Section 4.5.1.

Records Search

Please see Appendix C and Section 4.5.1.

4.18.2 Applicable Regulations

State

California Environmental Quality Act

PRC Section 21083.2 Archaeological Resources: CEQA directs the lead agency to include in its environmental assessment for the project a determination of the project effects on unique archeological resources; defines unique archeological resource; enables a lead agency to require an applicant to make a reasonable effort to preserve or mitigate impacts to any affected unique archeological resource; sets requirements for the applicant to provide payment to cover costs of mitigation; and restricts excavation as a mitigation measure.

PRC Section 21084.1 Historic Resources: CEQA establishes that adverse effects on a historic resource qualifies as a significant effect on the environment; and defines historical resource.

CEQA Guidelines Section 15064.5: This section defines three ways that a property can qualify as a significant historical resource for the purposes of CEQA review:

- If the resource is listed in or determined eligible for listing in the California Register of Historical Resources;
- If the resource is included in a local register of historical resources, as defined in PRC Section 5020.1(k), or is identified as significant in a historical resource survey meeting the requirements of PRC Section 5024.1(g) unless a preponderance of evidence demonstrates that it is not historically or culturally significant; or
- If the lead agency determines the resource to be significant as supported by substantial evidence (CEQA Guidelines Section 15064.5)

In addition to determining the significance under CEQA and eligibility of any identified historical resource for the California Register, historic properties must be evaluated under the criteria for the National Register should federal funding or permitting become involved in any undertaking subject to this document.

CEQA Guidelines on Mitigation of Cultural Resources Impacts

CEQA Guidelines Section 15126.4 states that “public agencies should, whenever feasible, seek to avoid damaging effects on any historical resources of an archeological nature.” The Guidelines further state that preservation-in-place is the preferred approach to mitigate impacts on archaeological resources. However, according to Section 15126.4, if data recovery through excavation is “the only feasible mitigation,” then a “data recovery plan, which makes provision for adequately recovering the scientifically consequential information from and about the historical resources, shall be prepared and adopted prior to any excavation being undertaken.” Data recovery is not required for a resource of an archaeological nature if “the lead agency determines that testing or studies already completed have adequately recovered the scientifically consequential information from and about the archaeological or historical resource.” The section further states that its provisions apply to those archaeological resources that also qualify as historic resources.

Native American Heritage Act

Also relevant to the evaluation and mitigation of impacts to cultural resources is the Native American Heritage Act of 1976 which established the NAHC and protects Native American religious values on state property (see PRC Section 5097.9).

Public Notice to California Native American Indian Tribes

GC Section 65092 includes California Native American tribes that are on the contact list maintained by the NAHC in the definition of “person” to whom notice of public hearings shall be sent by local governments.

Disposition of Human Remains (Health and Safety Code Section 7050.5)

When an initial study identifies the existence, or the probable likelihood, of Native American human remains within the project, a lead agency shall work with the appropriate Native American groups or individuals as identified by the NAHC as provided in PRC Section 5097.98. The applicant may develop an agreement for treating or disposing of, with appropriate dignity, the human remains, and any items associated with Native American burials. Furthermore, HSC Section 7050.5 requires that construction or excavation be stopped in the vicinity of discovered human remains until the county coroner can determine whether the remains are those of a Native American. If the remains are determined to be Native American, the coroner must contact the NAHC.

California Native American Graves Protection and Repatriation Act of 2001

HSC Sections 8010-8011 establish a State repatriation policy intent that is consistent with and facilitates implementation of NAGPRA. The Act strives to ensure that all California Indian human remains, and cultural items are treated with dignity and respect. It encourages voluntary disclosure and return of remains and cultural items by publicly funded agencies and museums in California. It also states the intent for the state to provide mechanisms for aiding California Indian tribes, including non-federally recognized tribes, in filing repatriation claims and getting responses to those claims.

Local

City of Tulare General Plan Update

Goal COS-5: To manage and protect sites of cultural and archaeological importance for the benefit of present and future generations.:

Policy COS-P5.10 Discovery of Human Remains. Consistent with Section 7050.5 of the California Health and Safety Code and CEQA Guidelines (Section 15064.5), if human remains of Native American origin are discovered during project construction, it is necessary to comply with State laws relating to the disposition of Native American burials, which fall within the jurisdiction of the Native American Heritage Commission (Public Resources Code Sec. 5097). If any human remains are discovered or recognized in any location on the project site, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:

- o The Tulare County Coroner/Sheriff has been informed and has determined that no investigation of the cause of death is required; and
- o If the remains are of Native American origin, - The descendants of the deceased Native Americans have made a timely recommendation to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98. - The Native American Heritage Commission was unable to identify a descendant or the descendant failed to make a recommendation within 24 hours after being notified by the commission, or - The landowner or his or her authorized representative rejects any timely recommendations of the descendent, and mediation conducted by the Native American Heritage Commission has failed to provide measures acceptable to the landowner.

4.18.3 Impact Assessment

- 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 the local register of historical resources as defined in Public Resources Code section 5020.1(k), or

Less than Significant Impact with Mitigation Incorporated. The City of Tulare, as the public lead agency, received a letter from the Santa Rosa Rancheria Tachi-Yokut Tribe pursuant to PRC § 21080.3.1 (AB 52) officially requesting notification of Projects within geographic areas of traditional and cultural affiliations. A record search of the NAHC Sacred Lands File (SLF) was completed for the Project area and the results were negative for the presence of Native American tribal cultural resources. In addition, a records search from CHRIS at SSVIC also confirmed that there are no recorded cultural or historical resources within the Project area.

Mitigation Measures **CUL-1** and **CUL-2**, described above in **Section 4.5.4** are recommended in the event tribal cultural materials or human remains are unearthed during excavation or construction.

- 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 Resources

Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Less than Significant Impact with Mitigation Incorporated. The City of Tulare, as the public lead agency, received a letter from the Santa Rosa Rancheria Tachi-Yokut Tribe pursuant to PRC § 21080.3.1 (AB 52) officially requesting notification of Projects within the geographic areas of traditional and cultural affiliations.

In response to the AB 52 letter received, the Santa Rosa Rancheria Tachi-Yokut Tribe sent an email to the City of Tulare with concerns about environmental sensitivity in the Project area. The tribe is requesting that a pre-disturbance ground survey be conducted by a qualified archaeological firm with a subsequent report submitted to the Tribe. A survey was conducted and the results can be found in [Appendix C](#). No tribal cultural resources were found. The City has not received any additional correspondence from any Native American tribes pursuant to AB 52 or SB 18.

Although there is little chance the Project would cause a substantial adverse change to the significance of a tribal cultural resource as defined, Mitigation Measure **CUL-1 and CUL-2**, described in [Section 4.5.4](#) is recommended in the event cultural materials or human remains are unearthed during excavation or construction. Mitigation measures outlined in [Section 4.5.4](#), would be implemented to help identify any unanticipated discovery of Tribal Cultural Resources and reduce impacts to less than significant in the event an anticipated discovery.

4.18.4 Mitigation

See **CUL-1** identified in [Section 4.5](#)

See **CUL-2** identified in [Section 4.5](#)

4.19 UTILITIES AND SERVICE SYSTEMS

Table 4-26: Utilities and Service Systems Impacts

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

4.19.1 Baseline Conditions

The City of Tulare provides water, sewer and garbage services to residential, commercial, industrial, and institutional customers located within the City.

Wastewater

The Wastewater Treatment Plant Division operates and maintains the City of Tulare's wastewater treatment facilities (WWTF). The WWTF consists of a domestic plant (6.0 million gallons per day (MGD) capacity) and an industrial plant (12.0 MGD capacity) treating about 4.15 MGD in the domestic plant and about 7.5 MGD in the industrial plant. This includes operation, maintenance and repair of treatment structures, such as lift stations, sedimentation tanks, digesters, filters, pumps and control buildings. Additional operations include 320 acres of storage ponds, 2,200 acres of farmland under permit for beneficial reuse of treated wastewater, and self-generation of renewable energy including the anaerobic bulk volume fermenter, 5.6 MW of fuel cells, and 3.45 MW of solar photovoltaic panels. This division is also responsible for performing laboratory analyses on domestic and industrial waste samples as well as domestic water samples. It is very important that treatment of wastewater be carefully controlled and the equipment maintained to insure compliance with the discharge requirements set by the State Regional Water Quality Control Board. The Wastewater Divisions operate under the direction of the Board of Public Utilities.

Solid Waste and Recycling

The Solid Waste/Street Sweeping Division is responsible for collecting and disposing of residential, commercial, industrial and roll-off refuse, green waste and recyclables generated within the boundaries of the City. The facility is located at 3981 South K Street in Tulare.

Electricity

Power is provided to the City of Tulare by Southern California Edison Company (SCE). SCE is a subsidiary of Edison International and provides electricity to over 15 million Californians. It is one of the largest electric utilities in the nation, and the nation's single largest purchaser of renewable power. The electrical facilities network includes both overhead and underground lines, with new development required to install underground service lines.

Natural Gas

Natural gas service in the City of Tulare is provided by the SoCalGas. SoCalGas is a regulated subsidiary of Sempra.

Communications

There are three major companies that provide communications services in the City of Tulare: AT&T, Sprint, and Verizon. Comcast is the primary cable television and internet provider.

Water Service Company

The Water Division is responsible for providing safe and sanitary water in a manner that protects the long term viability of the underground aquifers, and that assures both an adequate water supply and pressures for fire protection. The City's water system consists of 23 active wells, a 125,000 gallon water storage tower, two - 2 million gallon concrete storage tanks, one - 1.5 million gallon concrete storage tank, 7 well sites with granulated activated carbon (GAC) treatment filters, 277 miles of water transmission and distribution mains, and over 2,500 fire hydrants. The city's water supply comes from a series of deep wells that are scattered throughout the community and pumped directly into an interconnected water system to provide evenly balanced water supply and adequate water pressure for all of Tulare's users.⁴³

The division performs a variety of services, including water quality compliance, water conservation, groundwater recharge, system maintenance and repair, hydrant flushing and testing, annual backflow testing, and field coordination with the Utility Billing Division for meter repair, turn-ons, and shut-offs. The water service operates under the direction of the Board of Public Utilities.

4.19.2 Applicable Regulations

State

State Water Resources Control Board – Waste Discharge Requirements Program

State regulations pertaining to the treatment, storage, processing, or disposal of solid waste are found in Title 27, CCR, Section 20005 et seq. (hereafter Title 27). In general, the WDR Program (sometimes also referred to as the "Non Chapter 15 (Non 15) Program") regulates point discharges that are exempt pursuant to Subsection 20090 of Title 27 and not subject to the Federal Water Pollution Control Act. Exemptions from Title 27 may be granted for nine categories of discharges (e.g. sewage, wastewater, etc.) that meet, and continue to meet, the preconditions listed for each specific exemption. The scope of the

⁴³ (City of Tulare 2022)

WDR Program also includes the discharge of wastes classified as inert, pursuant to Section 20230 of Title 27⁴⁴. Several programs are administered under the WDR Program, including the Sanitary Sewer Order and recycled water programs.

Department of Resources Recycling and Recovery (CalRecycle)

The Department of Resources Recycling and Recovery (CalRecycle) is the State agency designated to oversee, manage, and track wastes generated in California. In 2015, statewide disposal was 33.2 million tons of solid waste. CalRecycle develops laws and regulations to control and manage waste, for which enforcement authority is typically delegated to the local government. The board works jointly with local government to implement regulations and fund programs.

The Integrated Waste Management Act of 1989 (PRC 40000, et seq.) or AB 939, administered by CalRecycle, requires all local and county governments to adopt a Source Reduction and Recycling Element to identify means of reducing the amount of solid waste sent to landfills. This law set reduction targets at 25 percent by the year 1995 and 50 percent by the year 2000. To assist local jurisdictions in achieving these targets, the California Solid Waste Reuse and Recycling Access Act of 1991 requires all new developments to include adequate, accessible, and convenient areas for collecting and loading recyclable and green waste materials.

National Pollutant Discharge Elimination System Permit

As authorized by the CWA, the NPDES Permit Program controls water pollution by regulating point sources that discharge pollutants into water of the United States. In California, it is the responsibility of SWRCB and RWQCBs to preserve and enhance the quality of the States waters through the development of water quality control plans and the issuance of WDR. WDRs for discharges to surface waters also serve as NPDES permits.⁴⁵ NPDES permits also regulate the requirements of the MS4 discharges to surface waters.

California Department of Water Resources

DWR is responsible for the management and regulation of water usage in the State of California.

Water Conservation Act of 2009 (SB X7-7)

This State legislative package mandates a 20 percent statewide reduction of urban per capita water use by the year 2020. Its provisions require urban water suppliers to adopt reduction targets according to baseline water use determinations, and agricultural water suppliers to prepare agricultural water management plans. Following SB X7-7, urban water management plans must include baseline water use and reduction targets, and report on target compliance. In addition to adopting agricultural water management plans, agricultural water suppliers must measure the volume of water delivered according to methodology adopted by DWR and adopt specified efficient water management practices. Non-compliance would be penalized by disqualification for State water grants and loans. Failure to meet targets after the 2020 deadline would be considered a violation of the law.

State Water Quality Certification Program

The RWQCBs also facilitates the State Water Quality Certification Program or Section 401 Certification of the CWA. Under Section 401, states have the authority to review any permit or license that would result in a discharge or disruption to wetlands and other waters under state jurisdiction, to ensure that the actions would be consistent with the state water quality requirements. This program is most often associated with the CWA Section 404, which obligates the USACE to issue permits for the movement of dredge and fill material into and from the “waters of the United States.” Additionally, Section 404 requires permits for

⁴⁴ (State of California Water Resources Control Board 2022)

⁴⁵ (State of California Water Resources Control Board 2022)

activities affecting wetlands. Prospective alterations of hydrologic features such as wetlands, rivers, and ephemeral creek beds resulting from construction require Section 404 NWP.

Construction Stormwater NPDES Permit

A CGP for Discharges of Storm Water Associated with Construction Activity (CGP, Water Quality Order No. 2009-0009-DWQ) is required for dischargers or projects who disturb one acre or more of soil or whose project disturbs less than one acre, but which is part of a larger common plan of development that in total disturbs one acre or more. The SWRCB established the CGP program to reduce surface water impacts from construction activities. This CGP was adopted in September 2009 and went into effect July 2010.

The CGP requires the development of PRDs which include the development and implementation of a SWPPP. The SWPPP must contain a site map(s) which shows the construction site perimeter, existing and proposed buildings, lots, roadways, stormwater collection and discharge points, general topography both before and after construction, and drainage patterns across the project. The SWPPP must list/describe BMPs the discharger would use to prevent polluted stormwater runoff and show the placement of those BMPs. Additionally, the SWPPP must contain a visual monitoring program, a chemical monitoring program for “non-visible” pollutants, and a sediment monitoring plan if the site discharges directly to a water body listed on the 303(d) list for sediment. Attachment B of the CGP describes the elements that must be contained in a SWPPP. Additional PRD requirements are described in Attachments C-E in the CGP.

Phase II MS4 Permit

The Municipal Storm Water Permitting Program established under NPDES regulates storm water discharges from MS4s. In the first phase, the SWRCB issued permits to medium and large municipalities, typically grouped as co-permittees in a metropolitan region. In the second phase, the SWRCB adopted a General Permit for the Discharge of Storm Water from Small MS4s. In 2013, SWRCB, in response to the EPA, issued Water Quality Order No. 2013-001-DWQ NPDES General Permit No. CAS000004, Waste Discharge Requirements for Storm Water Discharges from Small MS4s in February 2013 which went into effect July 2013. The MS4 Permit requires urban municipalities with predetermined inclusion reequipments to file an application and comply with prescriptive tasks over the 5-year permit term. The prescriptive tasks include, but are not limited to, public outreach and involvement, IDDE, construction site runoff control, post-construction storm water management, municipality facility and operation good housekeeping, water quality monitoring, and municipality assessment and reporting.

The SWRCB approved the City’s Phase II MS4 Permit in June 2009, covering the City itself, and the Storm Water Management Program for County, which covers all unincorporated parts of the County, including areas within the Study Area. The City concurrently adopted a Storm Water Ordinance, with its most recent amendment in 2017. The City, under previous permit issuances, developed and adopted a Stormwater Management Plan in 2009.

Central Valley Regional Water Quality Control Board

The primary responsibility for the protection of water quality in California rests with the SWRCB and nine RWQCB. The SWRCB sets statewide policy for the implementation of state and federal laws and regulations. The RWQCBs adopt and implement Water Quality Control Plans (Basin Plans) which recognize regional differences in natural water quality, actual and potential beneficial uses, and water quality problems associated with human activities.

The City is located within the jurisdiction of the Central Valley RWQCB in an area identified as the Tulare Lake Basin, which comprises the drainage area of the San Joaquin Valley south of the San Joaquin River. This basin consists of approximately 10.5 million acres, and includes the metropolitan areas of Bakersfield,

Fresno, Porterville, Hanford, Tulare, and Visalia.⁴⁶ The Regional Board has set water quality objectives for both surface and ground water, which it achieves through an implementation plan. The RWQCB efforts emphasize the importance of controlling toxic discharges and address ground water salinity, which is identified as the greatest long-term problem facing the basin.⁴⁷

The Regional Board identifies the elimination of groundwater overdraft as an important tool to use to combat the increasing salinity of the basin, as continued overdraft would deplete good quality water supplies and introduce salts from poorer quality aquifers. Groundwater recharge is recommended as a major mechanism to prevent further groundwater overdraft.⁴⁸

Local

City of Tulare General Plan – Conservation and Open Space Element

Goal COS-1: To preserve and enhance surface waterways and aquifers.

COS-P1.1 Regional Groundwater Protection. The City shall work with Tulare County and special districts to help protect groundwater resources from overdraft by promoting water conservation and groundwater recharge efforts.

COS-P1.2 Groundwater Recharge Area Protection. When considering new development, the City shall protect existing open spaces, natural habitat, floodplains, and wetland areas that serve as groundwater recharge areas.

City of Tulare Municipal Code

City of Tulare Water Conservation Ordinance

The City's Water Conservation Ordinance was adopted in 1989 and amended in July 2020. The ordinance can be found in Chapter 7.32 of the Municipal Code. The Ordinance sets regulations to minimize outdoor water use and reduce unnecessary consumption of potable water. It defines and places restriction on wasteful uses of water and establishes water conservation alert stages to be enacted during periods of water shortage.

The City of Tulare owns and operates a recycled water system, which provides undisinfected, secondary effluent for approved purposes to recycled water customers (users). The city is authorized, under the terms and conditions of the WDR, to distribute recycled water to users. The city is required to obtain necessary approvals from the California Department of Public Health (CDPH) and the RWQCB in accordance with this Recycled Water Ordinance before distributing the recycled water to new users. (Ord. 13-05, passed 10-1-2013)

City of Tulare Solid Waste

In Chapter 7.16 of the City's Municipal Code outlines policies and procedures for garbage collection and street sweeping services provided by the City of Tulare to provide residential and commercial collections to dispose of solid waste safely and appropriately.

City of Tulare Municipal Code Chapter 7.18 Recycling and Diversion of Construction and Demolition Procedures

The City of Tulare's Recycling and Diversion of Construction and Demolition materials was put in place to increase the recycling and reuse of construction and demolition debris, consistent with the goals of the California Integrated Waste Management Act of 1989.

⁴⁶ (State of California Water Boards - Central Valley Region 5 2022)

⁴⁷ Ibid.

⁴⁸ Ibid.

4.19.3 Impact Analysis

- a) Would the project 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?

Less than Significant Impact. The Project site is mostly surrounded by urban and developed areas of the City of Tulare. The Project would connect to existing water, wastewater, and stormwater infrastructure within the City, located in the Project's Pleasant Avenue frontages. The City of Tulare has sufficient water capacity to serve the Project, however this extension would occur within the right-of-way prior to street construction. Additionally, the Project would be served by the existing wastewater treatment provider in the area and would not require the construction of new or expanded wastewater facilities. The Project would connect to existing natural gas, and existing power lines in the project vicinity. Natural gas and electricity connections would be coordinated with SoCalGas. Therefore, the Project would not require the relocation or construction of new water, wastewater treatment, stormwater drainage, electric power, natural gas, or telecommunications facilities. Therefore, impacts would be less than significant.

- b) Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

Less than Significant Impact.

Construction

The City currently uses groundwater pumped from the Tulare Lake Basin to meet all of its water demand. Like any activity in Tulare, groundwater would be used for construction. Water would be used for purposes of dust control during grading and construction as well as for minor activities such as washing of construction equipment and vehicles. Water demands generated by the Project during the construction phase would be temporary and not substantial. It is anticipated that groundwater supplies would be adequate to meet construction water demands generated by the Project without depleting the underlying aquifer or lowering the local groundwater table. Therefore, Project construction would not deplete groundwater supplies and impacts would be less than significant.

Operation

The City of Tulare 2020 Urban Water Management Plan (UWMP) describes that the City would have available water supply for normal year, single-year, and multi-dry year scenarios to accommodate development growth within the City limits and within the City's urban development boundary, including the Project site. The Project consists of 83 dwelling units and the average household size in Tulare is 3.49⁴⁹, therefore the Project will house approximately 290 people. According to the City's 2020 UWMP, the actual water used in 2020 was 219 gallons per capita per day (gpcd) (City of Tulare, 2021).⁵⁰ The Project would result in an estimated water demand of 63,510 gallons per day (290 people x 219 gallons/day = 63,510 gallons/day) or 71.14 acre-feet per year).

The Project would generate an annual water demand that would be well within the limits of the water demand, as described in the UWMP. In addition, the Project would be proposing fewer residences than what is assumed at this location in the General Plan, which would result in less water consumption. In

⁴⁹ (United States Census Bureau 2022)

⁵⁰ (City of Tulare 2021)

addition, the project will be required to comply with the California Plumbing Code, efficient appliances, efficient landscape etc.

While the Mid-Kaweah Sub basin is one of many in the San Joaquin Valley that is critically over-drafted, the City has developed strategies to assure that this source of supply remains available and viable in future years. For example, the City maintains the Water Conservation Ordinance to eliminate waste of water and will continue to periodically drill new supply wells in the future. Additionally, the City has joined the City of Visalia and the Tulare Irrigation District to form the Mid-Kaweah Joint Powers Authority in an attempt to create a coordinated plan for the Sub basin. The Project will follow requirements as applicable in the Mid-Kaweah Groundwater Sustainability Plan. Given that the water needed for the Project's construction and operations are nominal, the Project's construction and operations would not substantially deplete groundwater supplies or conflict with any future adopted groundwater management plan.

The City has also invested significantly in their detention basins to increase their recharge capacity. The Project would change uses on the site from vacant, fallowed former agricultural land to an 83 lot single-family residential subdivision, and would result in a reduction in percolation to the groundwater basin, because the Project would create an increase in the amount of paved and impervious surfaces. However, this impact would be greatly reduced by the stormwater infrastructure which will drain water flows on the site and direct those to the existing regional stormwater basin located approximately 600 feet east of the project site. The Project has been reviewed by the City of Tulare Engineer who has determined that the Project will not have a significant impact on the existing water system, and would tie in to the existing water infrastructure for this part of the City. Therefore, the Project would have a less than significant impact on groundwater resources.

- c) Would the project 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?

Less than Significant Impact. The Wastewater Treatment Plant Division operates and maintains the city's wastewater treatment facilities (WWTF). The WWTF consists of a domestic plant (6.0 million gallons per day (MGD) capacity) and an industrial plant (12.0 MGD capacity) treating about 4.15 MGD in the domestic plant and about 7.5 MGD in the industrial plant.⁵¹ The WWTF has adequate capacity to serve the proposed Project in addition to its existing commitments, therefore the Project will have a less than significant impact on wastewater capacity.

- d) Would the project 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?

Less than Significant Impact. The Visalia Landfill approximately 15.2 miles north of the Project, is the primary landfill serving the area. The facility is located at 8614 Avenue 328 in Visalia and serves the cities of Tulare, Visalia, Farmersville, Dinuba, Exeter, Woodlake, Fresno, and unincorporated areas of northern Tulare and southern Fresno Counties. The approximate amount of waste disposed at Visalia in 2003 was estimated to be 120,000 tons. This landfill has a maximum permitted throughput of 2,000 tons per day, a maximum permitted capacity of 18,630,666 cubic yards, and a remaining capacity of 16,145,591 cubic yards. The Visalia Landfill is expected to cease operation in January of 2024. A typical residence disposes of approximately 10 pounds of solid waste each day. The 83 residences proposed by the Project would generate approximately 500 cubic yards of waste per year. Assuming the current maximum daily

⁵¹ (City of Tulare 2022)

throughput of solid waste were committed to the landfill each day through its closure date, the Project's incremental contribution of solid waste would not result in the need for new or physically altered landfill facilities to meet service objectives, and thus there would be a less than significant impact.

- e) Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Less than Significant Impact. The Project will be required to comply with all regulations applicable to solid waste generation for residential projects. In order for the Project to comply with local regulations, the Project would be provided with basic container service. Each property owner will receive a container for solid waste, green waste, and recyclable materials. Impacts would be considered less than significant.

4.20 WILDFIRE

Table 4-27: Wildfire Impacts

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 uncontrollable spread of wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

4.20.1 Baseline Conditions

The Project site would be located in an area that is not designated as being a very high fire hazard severity zone.⁵² The Project site is also not located in an area that has been designated as a State Responsibility Area (SRA) by the California Board of Forestry and Fire Protection’s State Responsibility Area Viewer.⁵³ The site is considered a local responsibility area and is served by City of Tulare Fire Department. The nearest fire station to the Project site is the Tulare Westside Fire Department, approximately 1.2 miles to the southeast. The Project site is relatively flat and is surrounded by residential development.

4.20.2 Impact Analysis

- a) If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project substantially impair an adopted emergency response plan or emergency evacuation plan?
- b) If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project 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?

⁵² (California Department of Forestry and Fire Protection n.d.)

⁵³ (California Department of Forestry and Fire Protection n.d.)

- c) If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project 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) If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project 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?

No Impact. The Project would not be located within an area that has been designated as a very-high fire hazard severity zone, nor has it been designated as an SRA. The Project would result in the construction of a new 83 home small-lot subdivision on land within the City of Tulare. The lot is mostly vacant, with an existing house that would be demolished as part of the Project. Therefore, there would be no impact.

4.21 CEQA MANDATORY FINDINGS OF SIGNIFICANCE

Table 4-28: CEQA Mandatory Findings of Significance

Does the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Less than Significant Impact with Mitigated Incorporated. The analysis conducted in this Initial Study/Mitigated Negative Declaration results in a determination that the Project, with incorporation of mitigation measures, will have a less than significant effect on the environment. The potential for impacts to air quality, biological resources, cultural resources, and tribal cultural resources from the implementation of the proposed Project will be less than significant with the incorporation of the mitigation measures discussed in this analysis. Accordingly, the proposed Project will involve no potential for significant impacts through the degradation of the quality of the environment, the reduction in the habitat or population of fish or wildlife, including endangered plants or animals, the elimination of a plant or animal community or example of a major period 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)?

Less than Significant Impact. CEQA Guidelines Section 15064(i) States that a Lead Agency shall consider whether the cumulative impact of a project is significant and whether the effects of the project are cumulatively considerable. The assessment of the significance of the cumulative effects of a project must, therefore, be conducted in connection with the effects of past projects, other current projects, and probable future projects. The proposed Project would include a General Plan Amendment, Rezone, Conditional Use Permit and subdivision for purposes of allowing the development of a new residential subdivision and associated infrastructure to connect the subdivisions to the City of Tulare. The Project site was anticipated for urbanization with the development of the City’s General Plan. Therefore, implementation of the Project would not result in significant cumulative impacts and all potential impacts would be reduced to less than significant through the implementation of mitigation measures and basic regulatory requirements incorporated into Project design.

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

Less than Significant Impact. The analysis conducted in this Initial Study results in a determination that the Project would have a less than a substantial adverse effect on human beings, either directly or indirectly.

CHAPTER 5 MITIGATION, MONITORING, AND REPORTING PROGRAM

This Mitigation Monitoring and Reporting Program (MMRP) has been formulated based upon the findings of the Initial Study/Mitigated Negative Declaration (IS/MND) for the Wild Oak Subdivision Project in the City of Tulare. The MMRP lists mitigation measures recommended in the IS/MND for the Project and identifies monitoring and reporting requirements.

Table 5-1: Mitigation, Monitoring, and Reporting Program presents the mitigation measures identified for the Project. Each mitigation measure is numbered with a symbol indicating the topical section to which it pertains, a hyphen, and the impact number. For example, AIR-2 would be the second mitigation measure identified in the Air Quality analysis of the IS/MND.

The first column of **Table 5-1:** Mitigation, Monitoring, and Reporting Program identifies the mitigation measure. The second column, entitled “When Monitoring is to Occur,” identifies the time the mitigation measure should be initiated. The third column, “Frequency of Monitoring,” identifies the frequency of the monitoring of the mitigation measure. The fourth column, “Agency Responsible for Monitoring,” names the party ultimately responsible for ensuring that the mitigation measure is implemented. The last columns will be used by the Lead and Responsible Agencies to ensure that individual mitigation measures have been complied with and monitored

Table 5-1: Mitigation, Monitoring, and Reporting Program

Mitigation, Monitoring, and Reporting Program						
Item	Mitigation Measure	When Monitoring is to Occur	Frequency of Monitoring	Agency Responsible for Monitoring	Method to Verify Compliance	Verification of Compliance
Air Quality						
AIR-1	Construction of the Project shall utilize EPA Tier 4 Final engines or better.	During construction	Continuously	City of Tulare		
Biological Resources						
BIO-1	(Avoidance): The Project's construction activities would occur, if feasible, between September 16 and January 31 (outside of nesting bird season) in an effort to avoid impacts to nesting birds.	Prior to construction	Once	City of Tulare		
BIO-2	(Pre-construction Surveys): If activities must occur within nesting bird season (February 1 to September 15), a qualified biologist will conduct pre-construction surveys for Swainson's hawk nests onsite and within a 0.5-mile radius. This survey will be conducted in accordance with the Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley or current	Prior to construction	Once	City of Tulare		

Mitigation, Monitoring, and Reporting Program						
Item	Mitigation Measure	When Monitoring is to Occur	Frequency of Monitoring	Agency Responsible for Monitoring	Method to Verify Compliance	Verification of Compliance
	guidance. The Swainson's Hawk survey will not be completed between April 21 to June 10 due to the difficulty of identifying nests during this time of year. The pre-construction survey would also provide a presence/absence survey for all other nesting birds within the APE and an additional 50 feet, no more than 7 days prior to the start of construction. All raptor nests would be considered "active" upon the nest-building stage.					
BIO-3	(Establish Buffers): On discovery of any active nests or breeding colonies near work areas, the biologist will determine appropriate construction setback distances based on applicable CDFW and/or USFWS guidelines and/or the biology of the species in question. Active Swainson's Hawk nests will receive a ½-mile	Upon discovery of active nests or colonies near work areas	Once	City of Tulare		

Mitigation, Monitoring, and Reporting Program						
Item	Mitigation Measure	When Monitoring is to Occur	Frequency of Monitoring	Agency Responsible for Monitoring	Method to Verify Compliance	Verification of Compliance
	buffer. Reduced buffer distances may be appropriate depending on site conditions and ongoing disturbance levels and would be discussed with CDFW. Construction buffers will be identified with flagging, fencing, or other easily visible means, and will be maintained until the biologist has determined that the nestlings have fledged and are no longer dependent on the nest.					
BIO-4	(Incidental Take Permit (ITP)): In the event an active Swainson’s Hawk nest or other nesting bird species is detected during surveys and cannot be avoided, consultation with CDFW is warranted to discuss how to implement the Project and avoid take. If take cannot be avoided, take authorization through the acquisition of an ITP pursuant to Fish and Game Code	Upon discovery of active Swainson’s Hawk nest or other nesting bird species	Once	City of Tulare		

Mitigation, Monitoring, and Reporting Program						
Item	Mitigation Measure	When Monitoring is to Occur	Frequency of Monitoring	Agency Responsible for Monitoring	Method to Verify Compliance	Verification of Compliance
	section 2081, subdivision (b) is necessary to comply with CESA.					
Cultural Resources						
CUL-1	(Archaeological Remains): Should archaeological remains or artifacts be unearthed during any stage of project activities, work in the area of discovery shall cease until the area is evaluated by a qualified archaeologist. If mitigation is warranted, the project proponent shall abide by recommendations of the archaeologist.	During construction	Continuously	City of Tulare		
CUL-2	(Human Remains): In the event that any human remains are discovered on the Project site, the Tulare County Coroner must be notified of the discovery (California Health and Safety Code, Section 7050.5) and all activities in the immediate area of the find or in any nearby area reasonably suspected to overlie adjacent human	Upon discovery of human remains	Continuously	Continuously		

Mitigation, Monitoring, and Reporting Program						
Item	Mitigation Measure	When Monitoring is to Occur	Frequency of Monitoring	Agency Responsible for Monitoring	Method to Verify Compliance	Verification of Compliance
	remains must cease until appropriate and lawful measures have been implemented. If the Coroner determines that the remains are not recent, but rather of Native American origin, the Coroner shall notify the Native American Heritage Commission (NAHC) in Sacramento within 24 hours to permit the NAHC to determine the Most Likely Descendent of the deceased Native American.					
Tribal Cultural Resources						
TCR-1	See CUL-1 above	During construction	Continuously	City of Tulare		
TCR-2	See CUL-2 above	Upon discovery of human remains	Continuously	City of Tulare		

CHAPTER 6 REFERENCES

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Appendix A: CalEEMod Output Files

Wild Oaks - Tulare County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

**Wild Oaks
Tulare County, Annual**

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Single Family Housing	83.00	Dwelling Unit	10.00	149,400.00	237

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	51
Climate Zone	3			Operational Year	2024
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	390.98	CH4 Intensity (lb/MWhr)	0.033	N2O Intensity (lb/MWhr)	0.004

1.3 User Entered Comments & Non-Default Data

- Project Characteristics -
- Land Use - Lot Acreage based on actual lot size
- Demolition -
- Architectural Coating - Rule 4601
- Vehicle Trips - 11th Edition ITE Trip Rates
- Fleet Mix - District Accepted Fleet Mix for Residential Projects, Year 2024
- Area Coating - Rule 4601
- Construction Off-road Equipment Mitigation - Dust Control Plan Measures
- Mobile Land Use Mitigation -
- Area Mitigation - Rule 4601

Wild Oaks - Tulare County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Residential_Exterior	150.00	50.00
tblArchitecturalCoating	EF_Residential_Interior	150.00	50.00
tblAreaCoating	Area_EF_Residential_Exterior	150	50
tblAreaCoating	Area_EF_Residential_Interior	150	50
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblFleetMix	HHD	0.02	0.02
tblFleetMix	LDA	0.51	0.53
tblFleetMix	LDT1	0.05	0.21
tblFleetMix	LDT2	0.17	0.17
tblFleetMix	LHD1	0.03	9.0000e-004
tblFleetMix	LHD2	7.9960e-003	9.0000e-004
tblFleetMix	MCY	0.02	2.5000e-003
tblFleetMix	MDV	0.17	0.06
tblFleetMix	MH	3.5920e-003	2.0000e-003
tblFleetMix	MHD	0.01	8.0000e-003
tblFleetMix	OBUS	6.3600e-004	0.00
tblFleetMix	SBUS	1.4650e-003	2.0000e-004
tblFleetMix	UBUS	4.7100e-004	4.3000e-003
tblLandUse	LotAcreage	26.95	10.00
tblVehicleTrips	ST_TR	9.54	9.48
tblVehicleTrips	SU_TR	8.55	8.48
tblVehicleTrips	WD_TR	9.44	9.43
tblWoodstoves	NumberCatalytic	10.00	0.00
tblWoodstoves	NumberNoncatalytic	10.00	0.00

2.0 Emissions Summary

Wild Oaks - Tulare County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2023	0.2317	2.0941	2.2503	4.1400e-003	0.2046	0.0980	0.3026	0.0942	0.0918	0.1860	0.0000	361.4740	361.4740	0.0821	3.5300e-003	364.5781
2024	0.4956	0.2470	0.3400	5.8000e-004	4.6600e-003	0.0115	0.0161	1.2500e-003	0.0107	0.0120	0.0000	50.6674	50.6674	0.0122	3.5000e-004	51.0784
Maximum	0.4956	2.0941	2.2503	4.1400e-003	0.2046	0.0980	0.3026	0.0942	0.0918	0.1860	0.0000	361.4740	361.4740	0.0821	3.5300e-003	364.5781

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2023	0.2317	2.0941	2.2503	4.1400e-003	0.1111	0.0980	0.2090	0.0475	0.0918	0.1393	0.0000	361.4736	361.4736	0.0821	3.5300e-003	364.5777
2024	0.4956	0.2470	0.3400	5.8000e-004	4.6600e-003	0.0115	0.0161	1.2500e-003	0.0107	0.0120	0.0000	50.6674	50.6674	0.0122	3.5000e-004	51.0783
Maximum	0.4956	2.0941	2.2503	4.1400e-003	0.1111	0.0980	0.2090	0.0475	0.0918	0.1393	0.0000	361.4736	361.4736	0.0821	3.5300e-003	364.5777

Wild Oaks - Tulare County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	44.71	0.00	29.36	48.91	0.00	23.59	0.00	0.00	0.00	0.00	0.00	0.00

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	1-1-2023	3-31-2023	0.7037	0.7037
2	4-1-2023	6-30-2023	0.5378	0.5378
3	7-1-2023	9-30-2023	0.5437	0.5437
4	10-1-2023	12-31-2023	0.5445	0.5445
5	1-1-2024	3-31-2024	0.7317	0.7317
		Highest	0.7317	0.7317

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.6524	0.0382	0.6292	2.3000e-004		5.9200e-003	5.9200e-003		5.9200e-003	5.9200e-003	0.0000	36.9629	36.9629	1.6600e-003	6.6000e-004	37.2007
Energy	0.0108	0.0919	0.0391	5.9000e-004		7.4300e-003	7.4300e-003		7.4300e-003	7.4300e-003	0.0000	223.8412	223.8412	0.0120	3.1500e-003	225.0794
Mobile	0.2590	0.4665	2.8679	7.6000e-003	0.8078	5.7700e-003	0.8136	0.2154	5.3800e-003	0.2208	0.0000	720.2544	720.2544	0.0412	0.0361	732.0535
Waste						0.0000	0.0000		0.0000	0.0000	17.3192	0.0000	17.3192	1.0235	0.0000	42.9076
Water						0.0000	0.0000		0.0000	0.0000	1.7156	7.3056	9.0212	0.1768	4.2400e-003	14.7041
Total	0.9221	0.5966	3.5363	8.4200e-003	0.8078	0.0191	0.8270	0.2154	0.0187	0.2341	19.0348	988.3640	1,007.3988	1.2551	0.0442	1,051.9453

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2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.6524	0.0382	0.6292	2.3000e-004		5.9200e-003	5.9200e-003		5.9200e-003	5.9200e-003	0.0000	36.9629	36.9629	1.6600e-003	6.6000e-004	37.2007
Energy	0.0108	0.0919	0.0391	5.9000e-004		7.4300e-003	7.4300e-003		7.4300e-003	7.4300e-003	0.0000	223.8412	223.8412	0.0120	3.1500e-003	225.0794
Mobile	0.2557	0.4433	2.7217	7.1000e-003	0.7521	5.4200e-003	0.7575	0.2005	5.0500e-003	0.2056	0.0000	672.1935	672.1935	0.0395	0.0342	683.3844
Waste						0.0000	0.0000		0.0000	0.0000	17.3192	0.0000	17.3192	1.0235	0.0000	42.9076
Water						0.0000	0.0000		0.0000	0.0000	1.7156	7.3056	9.0212	0.1768	4.2400e-003	14.7041
Total	0.9189	0.5734	3.3901	7.9200e-003	0.7521	0.0188	0.7709	0.2005	0.0184	0.2189	19.0348	940.3031	959.3380	1.2534	0.0423	1,003.2761

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.35	3.89	4.13	5.94	6.90	1.83	6.78	6.90	1.76	6.49	0.00	4.86	4.77	0.14	4.30	4.63

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/1/2023	1/27/2023	5	20	
2	Site Preparation	Site Preparation	1/28/2023	2/10/2023	5	10	
3	Grading	Grading	2/11/2023	3/10/2023	5	20	

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4	Building Construction	Building Construction	3/11/2023	1/26/2024	5	230
5	Paving	Paving	1/27/2024	2/23/2024	5	20
6	Architectural Coating	Architectural Coating	2/24/2024	3/22/2024	5	20

Acres of Grading (Site Preparation Phase): 15

Acres of Grading (Grading Phase): 20

Acres of Paving: 0

Residential Indoor: 302,535; Residential Outdoor: 100,845; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Cranes	1	7.00	231	0.29
Demolition	Excavators	3	8.00	158	0.38
Grading	Excavators	1	8.00	158	0.38
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Grading	Graders	1	8.00	187	0.41
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37

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Building Construction	Welders	1	8.00	46	0.45
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Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	9.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	30.00	9.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	6.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

3.2 Demolition - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					9.8000e-004	0.0000	9.8000e-004	1.5000e-004	0.0000	1.5000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0227	0.2148	0.1964	3.9000e-004		9.9800e-003	9.9800e-003		9.2800e-003	9.2800e-003	0.0000	33.9921	33.9921	9.5200e-003	0.0000	34.2301
Total	0.0227	0.2148	0.1964	3.9000e-004	9.8000e-004	9.9800e-003	0.0110	1.5000e-004	9.2800e-003	9.4300e-003	0.0000	33.9921	33.9921	9.5200e-003	0.0000	34.2301

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3.2 Demolition - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	1.0000e-005	5.7000e-004	1.2000e-004	0.0000	8.0000e-005	1.0000e-005	8.0000e-005	2.0000e-005	1.0000e-005	3.0000e-005	0.0000	0.2560	0.2560	0.0000	4.0000e-005	0.2681
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.2000e-004	3.7000e-004	4.0900e-003	1.0000e-005	1.1900e-003	1.0000e-005	1.2000e-003	3.2000e-004	1.0000e-005	3.2000e-004	0.0000	0.9608	0.9608	3.0000e-005	3.0000e-005	0.9708
Total	5.3000e-004	9.4000e-004	4.2100e-003	1.0000e-005	1.2700e-003	2.0000e-005	1.2800e-003	3.4000e-004	2.0000e-005	3.5000e-004	0.0000	1.2169	1.2169	3.0000e-005	7.0000e-005	1.2389

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					4.4000e-004	0.0000	4.4000e-004	7.0000e-005	0.0000	7.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0227	0.2148	0.1964	3.9000e-004		9.9800e-003	9.9800e-003		9.2800e-003	9.2800e-003	0.0000	33.9920	33.9920	9.5200e-003	0.0000	34.2300
Total	0.0227	0.2148	0.1964	3.9000e-004	4.4000e-004	9.9800e-003	0.0104	7.0000e-005	9.2800e-003	9.3500e-003	0.0000	33.9920	33.9920	9.5200e-003	0.0000	34.2300

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3.2 Demolition - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	1.0000e-005	5.7000e-004	1.2000e-004	0.0000	8.0000e-005	1.0000e-005	8.0000e-005	2.0000e-005	1.0000e-005	3.0000e-005	0.0000	0.2560	0.2560	0.0000	4.0000e-005	0.2681
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.2000e-004	3.7000e-004	4.0900e-003	1.0000e-005	1.1900e-003	1.0000e-005	1.2000e-003	3.2000e-004	1.0000e-005	3.2000e-004	0.0000	0.9608	0.9608	3.0000e-005	3.0000e-005	0.9708
Total	5.3000e-004	9.4000e-004	4.2100e-003	1.0000e-005	1.2700e-003	2.0000e-005	1.2800e-003	3.4000e-004	2.0000e-005	3.5000e-004	0.0000	1.2169	1.2169	3.0000e-005	7.0000e-005	1.2389

3.3 Site Preparation - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0983	0.0000	0.0983	0.0505	0.0000	0.0505	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0133	0.1376	0.0912	1.9000e-004		6.3300e-003	6.3300e-003		5.8200e-003	5.8200e-003	0.0000	16.7254	16.7254	5.4100e-003	0.0000	16.8606
Total	0.0133	0.1376	0.0912	1.9000e-004	0.0983	6.3300e-003	0.1046	0.0505	5.8200e-003	0.0563	0.0000	16.7254	16.7254	5.4100e-003	0.0000	16.8606

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3.3 Site Preparation - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.1000e-004	2.2000e-004	2.4500e-003	1.0000e-005	7.2000e-004	0.0000	7.2000e-004	1.9000e-004	0.0000	1.9000e-004	0.0000	0.5765	0.5765	2.0000e-005	2.0000e-005	0.5825
Total	3.1000e-004	2.2000e-004	2.4500e-003	1.0000e-005	7.2000e-004	0.0000	7.2000e-004	1.9000e-004	0.0000	1.9000e-004	0.0000	0.5765	0.5765	2.0000e-005	2.0000e-005	0.5825

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0442	0.0000	0.0442	0.0227	0.0000	0.0227	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0133	0.1376	0.0912	1.9000e-004		6.3300e-003	6.3300e-003		5.8200e-003	5.8200e-003	0.0000	16.7253	16.7253	5.4100e-003	0.0000	16.8606
Total	0.0133	0.1376	0.0912	1.9000e-004	0.0442	6.3300e-003	0.0506	0.0227	5.8200e-003	0.0286	0.0000	16.7253	16.7253	5.4100e-003	0.0000	16.8606

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3.3 Site Preparation - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.1000e-004	2.2000e-004	2.4500e-003	1.0000e-005	7.2000e-004	0.0000	7.2000e-004	1.9000e-004	0.0000	1.9000e-004	0.0000	0.5765	0.5765	2.0000e-005	2.0000e-005	0.5825
Total	3.1000e-004	2.2000e-004	2.4500e-003	1.0000e-005	7.2000e-004	0.0000	7.2000e-004	1.9000e-004	0.0000	1.9000e-004	0.0000	0.5765	0.5765	2.0000e-005	2.0000e-005	0.5825

3.4 Grading - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0708	0.0000	0.0708	0.0343	0.0000	0.0343	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0171	0.1794	0.1475	3.0000e-004		7.7500e-003	7.7500e-003		7.1300e-003	7.1300e-003	0.0000	26.0606	26.0606	8.4300e-003	0.0000	26.2713
Total	0.0171	0.1794	0.1475	3.0000e-004	0.0708	7.7500e-003	0.0786	0.0343	7.1300e-003	0.0414	0.0000	26.0606	26.0606	8.4300e-003	0.0000	26.2713

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3.4 Grading - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.2000e-004	3.7000e-004	4.0900e-003	1.0000e-005	1.1900e-003	1.0000e-005	1.2000e-003	3.2000e-004	1.0000e-005	3.2000e-004	0.0000	0.9608	0.9608	3.0000e-005	3.0000e-005	0.9708
Total	5.2000e-004	3.7000e-004	4.0900e-003	1.0000e-005	1.1900e-003	1.0000e-005	1.2000e-003	3.2000e-004	1.0000e-005	3.2000e-004	0.0000	0.9608	0.9608	3.0000e-005	3.0000e-005	0.9708

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0319	0.0000	0.0319	0.0154	0.0000	0.0154	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0171	0.1794	0.1475	3.0000e-004		7.7500e-003	7.7500e-003		7.1300e-003	7.1300e-003	0.0000	26.0606	26.0606	8.4300e-003	0.0000	26.2713
Total	0.0171	0.1794	0.1475	3.0000e-004	0.0319	7.7500e-003	0.0396	0.0154	7.1300e-003	0.0225	0.0000	26.0606	26.0606	8.4300e-003	0.0000	26.2713

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3.4 Grading - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.2000e-004	3.7000e-004	4.0900e-003	1.0000e-005	1.1900e-003	1.0000e-005	1.2000e-003	3.2000e-004	1.0000e-005	3.2000e-004	0.0000	0.9608	0.9608	3.0000e-005	3.0000e-005	0.9708
Total	5.2000e-004	3.7000e-004	4.0900e-003	1.0000e-005	1.1900e-003	1.0000e-005	1.2000e-003	3.2000e-004	1.0000e-005	3.2000e-004	0.0000	0.9608	0.9608	3.0000e-005	3.0000e-005	0.9708

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1651	1.5104	1.7056	2.8300e-003		0.0735	0.0735		0.0691	0.0691	0.0000	243.3950	243.3950	0.0579	0.0000	244.8425
Total	0.1651	1.5104	1.7056	2.8300e-003		0.0735	0.0735		0.0691	0.0691	0.0000	243.3950	243.3950	0.0579	0.0000	244.8425

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3.5 Building Construction - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.0700e-003	0.0426	0.0129	1.9000e-004	6.2500e-003	2.7000e-004	6.5200e-003	1.8100e-003	2.6000e-004	2.0700e-003	0.0000	18.3692	18.3692	8.0000e-005	2.7600e-003	19.1946
Worker	0.0110	7.7300e-003	0.0859	2.2000e-004	0.0251	1.3000e-004	0.0252	6.6700e-003	1.2000e-004	6.7900e-003	0.0000	20.1776	20.1776	6.8000e-004	6.5000e-004	20.3869
Total	0.0121	0.0503	0.0987	4.1000e-004	0.0313	4.0000e-004	0.0317	8.4800e-003	3.8000e-004	8.8600e-003	0.0000	38.5467	38.5467	7.6000e-004	3.4100e-003	39.5815

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1651	1.5104	1.7056	2.8300e-003		0.0735	0.0735		0.0691	0.0691	0.0000	243.3947	243.3947	0.0579	0.0000	244.8422
Total	0.1651	1.5104	1.7056	2.8300e-003		0.0735	0.0735		0.0691	0.0691	0.0000	243.3947	243.3947	0.0579	0.0000	244.8422

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3.5 Building Construction - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.0700e-003	0.0426	0.0129	1.9000e-004	6.2500e-003	2.7000e-004	6.5200e-003	1.8100e-003	2.6000e-004	2.0700e-003	0.0000	18.3692	18.3692	8.0000e-005	2.7600e-003	19.1946
Worker	0.0110	7.7300e-003	0.0859	2.2000e-004	0.0251	1.3000e-004	0.0252	6.6700e-003	1.2000e-004	6.7900e-003	0.0000	20.1776	20.1776	6.8000e-004	6.5000e-004	20.3869
Total	0.0121	0.0503	0.0987	4.1000e-004	0.0313	4.0000e-004	0.0317	8.4800e-003	3.8000e-004	8.8600e-003	0.0000	38.5467	38.5467	7.6000e-004	3.4100e-003	39.5815

3.5 Building Construction - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0147	0.1344	0.1617	2.7000e-004		6.1300e-003	6.1300e-003		5.7700e-003	5.7700e-003	0.0000	23.1849	23.1849	5.4800e-003	0.0000	23.3220
Total	0.0147	0.1344	0.1617	2.7000e-004		6.1300e-003	6.1300e-003		5.7700e-003	5.7700e-003	0.0000	23.1849	23.1849	5.4800e-003	0.0000	23.3220

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3.5 Building Construction - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.0000e-004	4.0500e-003	1.1900e-003	2.0000e-005	6.0000e-004	3.0000e-005	6.2000e-004	1.7000e-004	2.0000e-005	2.0000e-004	0.0000	1.7225	1.7225	1.0000e-005	2.6000e-004	1.7998
Worker	9.6000e-004	6.5000e-004	7.5200e-003	2.0000e-005	2.3900e-003	1.0000e-005	2.4000e-003	6.4000e-004	1.0000e-005	6.5000e-004	0.0000	1.8708	1.8708	6.0000e-005	6.0000e-005	1.8890
Total	1.0600e-003	4.7000e-003	8.7100e-003	4.0000e-005	2.9900e-003	4.0000e-005	3.0200e-003	8.1000e-004	3.0000e-005	8.5000e-004	0.0000	3.5932	3.5932	7.0000e-005	3.2000e-004	3.6888

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0147	0.1344	0.1617	2.7000e-004		6.1300e-003	6.1300e-003		5.7700e-003	5.7700e-003	0.0000	23.1849	23.1849	5.4800e-003	0.0000	23.3220
Total	0.0147	0.1344	0.1617	2.7000e-004		6.1300e-003	6.1300e-003		5.7700e-003	5.7700e-003	0.0000	23.1849	23.1849	5.4800e-003	0.0000	23.3220

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3.5 Building Construction - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.0000e-004	4.0500e-003	1.1900e-003	2.0000e-005	6.0000e-004	3.0000e-005	6.2000e-004	1.7000e-004	2.0000e-005	2.0000e-004	0.0000	1.7225	1.7225	1.0000e-005	2.6000e-004	1.7998
Worker	9.6000e-004	6.5000e-004	7.5200e-003	2.0000e-005	2.3900e-003	1.0000e-005	2.4000e-003	6.4000e-004	1.0000e-005	6.5000e-004	0.0000	1.8708	1.8708	6.0000e-005	6.0000e-005	1.8890
Total	1.0600e-003	4.7000e-003	8.7100e-003	4.0000e-005	2.9900e-003	4.0000e-005	3.0200e-003	8.1000e-004	3.0000e-005	8.5000e-004	0.0000	3.5932	3.5932	7.0000e-005	3.2000e-004	3.6888

3.6 Paving - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	9.8800e-003	0.0953	0.1463	2.3000e-004		4.6900e-003	4.6900e-003		4.3100e-003	4.3100e-003	0.0000	20.0265	20.0265	6.4800e-003	0.0000	20.1885
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	9.8800e-003	0.0953	0.1463	2.3000e-004		4.6900e-003	4.6900e-003		4.3100e-003	4.3100e-003	0.0000	20.0265	20.0265	6.4800e-003	0.0000	20.1885

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3.6 Paving - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.8000e-004	3.2000e-004	3.7600e-003	1.0000e-005	1.1900e-003	1.0000e-005	1.2000e-003	3.2000e-004	1.0000e-005	3.2000e-004	0.0000	0.9354	0.9354	3.0000e-005	3.0000e-005	0.9445
Total	4.8000e-004	3.2000e-004	3.7600e-003	1.0000e-005	1.1900e-003	1.0000e-005	1.2000e-003	3.2000e-004	1.0000e-005	3.2000e-004	0.0000	0.9354	0.9354	3.0000e-005	3.0000e-005	0.9445

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	9.8800e-003	0.0953	0.1463	2.3000e-004		4.6900e-003	4.6900e-003		4.3100e-003	4.3100e-003	0.0000	20.0265	20.0265	6.4800e-003	0.0000	20.1884
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	9.8800e-003	0.0953	0.1463	2.3000e-004		4.6900e-003	4.6900e-003		4.3100e-003	4.3100e-003	0.0000	20.0265	20.0265	6.4800e-003	0.0000	20.1884

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3.6 Paving - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.8000e-004	3.2000e-004	3.7600e-003	1.0000e-005	1.1900e-003	1.0000e-005	1.2000e-003	3.2000e-004	1.0000e-005	3.2000e-004	0.0000	0.9354	0.9354	3.0000e-005	3.0000e-005	0.9445
Total	4.8000e-004	3.2000e-004	3.7600e-003	1.0000e-005	1.1900e-003	1.0000e-005	1.2000e-003	3.2000e-004	1.0000e-005	3.2000e-004	0.0000	0.9354	0.9354	3.0000e-005	3.0000e-005	0.9445

3.7 Architectural Coating - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.4674					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.8100e-003	0.0122	0.0181	3.0000e-005		6.1000e-004	6.1000e-004		6.1000e-004	6.1000e-004	0.0000	2.5533	2.5533	1.4000e-004	0.0000	2.5569
Total	0.4692	0.0122	0.0181	3.0000e-005		6.1000e-004	6.1000e-004		6.1000e-004	6.1000e-004	0.0000	2.5533	2.5533	1.4000e-004	0.0000	2.5569

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3.7 Architectural Coating - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.9000e-004	1.3000e-004	1.5000e-003	0.0000	4.8000e-004	0.0000	4.8000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.3742	0.3742	1.0000e-005	1.0000e-005	0.3778
Total	1.9000e-004	1.3000e-004	1.5000e-003	0.0000	4.8000e-004	0.0000	4.8000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.3742	0.3742	1.0000e-005	1.0000e-005	0.3778

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.4674					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.8100e-003	0.0122	0.0181	3.0000e-005		6.1000e-004	6.1000e-004		6.1000e-004	6.1000e-004	0.0000	2.5533	2.5533	1.4000e-004	0.0000	2.5568
Total	0.4692	0.0122	0.0181	3.0000e-005		6.1000e-004	6.1000e-004		6.1000e-004	6.1000e-004	0.0000	2.5533	2.5533	1.4000e-004	0.0000	2.5568

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3.7 Architectural Coating - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.9000e-004	1.3000e-004	1.5000e-003	0.0000	4.8000e-004	0.0000	4.8000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.3742	0.3742	1.0000e-005	1.0000e-005	0.3778
Total	1.9000e-004	1.3000e-004	1.5000e-003	0.0000	4.8000e-004	0.0000	4.8000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.3742	0.3742	1.0000e-005	1.0000e-005	0.3778

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Improve Walkability Design

Improve Destination Accessibility

Improve Pedestrian Network

Provide Traffic Calming Measures

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.2557	0.4433	2.7217	7.1000e-003	0.7521	5.4200e-003	0.7575	0.2005	5.0500e-003	0.2056	0.0000	672.1935	672.1935	0.0395	0.0342	683.3844
Unmitigated	0.2590	0.4665	2.8679	7.6000e-003	0.8078	5.7700e-003	0.8136	0.2154	5.3800e-003	0.2208	0.0000	720.2544	720.2544	0.0412	0.0361	732.0535

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Single Family Housing	782.69	786.84	703.84	2,176,115	2,025,963
Total	782.69	786.84	703.84	2,176,115	2,025,963

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Single Family Housing	10.80	7.30	7.50	38.40	22.60	39.00	86	11	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Single Family Housing	0.527700	0.209000	0.167500	0.055600	0.000900	0.000900	0.008000	0.021400	0.000000	0.004300	0.002500	0.000200	0.002000

5.0 Energy Detail

Historical Energy Use: N

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5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	117.3741	117.3741	9.9100e-003	1.2000e-003	117.9797
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	117.3741	117.3741	9.9100e-003	1.2000e-003	117.9797
NaturalGas Mitigated	0.0108	0.0919	0.0391	5.9000e-004		7.4300e-003	7.4300e-003		7.4300e-003	7.4300e-003	0.0000	106.4670	106.4670	2.0400e-003	1.9500e-003	107.0997
NaturalGas Unmitigated	0.0108	0.0919	0.0391	5.9000e-004		7.4300e-003	7.4300e-003		7.4300e-003	7.4300e-003	0.0000	106.4670	106.4670	2.0400e-003	1.9500e-003	107.0997

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Single Family Housing	1.99512e+006	0.0108	0.0919	0.0391	5.9000e-004		7.4300e-003	7.4300e-003		7.4300e-003	7.4300e-003	0.0000	106.4670	106.4670	2.0400e-003	1.9500e-003	107.0997
Total		0.0108	0.0919	0.0391	5.9000e-004		7.4300e-003	7.4300e-003		7.4300e-003	7.4300e-003	0.0000	106.4670	106.4670	2.0400e-003	1.9500e-003	107.0997

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5.2 Energy by Land Use - Natural Gas

Mitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Single Family Housing	1.99512e+006	0.0108	0.0919	0.0391	5.9000e-004		7.4300e-003	7.4300e-003		7.4300e-003	7.4300e-003	0.0000	106.4670	106.4670	2.0400e-003	1.9500e-003	107.0997
Total		0.0108	0.0919	0.0391	5.9000e-004		7.4300e-003	7.4300e-003		7.4300e-003	7.4300e-003	0.0000	106.4670	106.4670	2.0400e-003	1.9500e-003	107.0997

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Single Family Housing	661839	117.3741	9.9100e-003	1.2000e-003	117.9797
Total		117.3741	9.9100e-003	1.2000e-003	117.9797

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5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Single Family Housing	661839	117.3741	9.9100e-003	1.2000e-003	117.9797
Total		117.3741	9.9100e-003	1.2000e-003	117.9797

6.0 Area Detail

6.1 Mitigation Measures Area

Use Low VOC Paint - Residential Interior

Use Low VOC Paint - Residential Exterior

Wild Oaks - Tulare County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.6524	0.0382	0.6292	2.3000e-004		5.9200e-003	5.9200e-003		5.9200e-003	5.9200e-003	0.0000	36.9629	36.9629	1.6600e-003	6.6000e-004	37.2007
Unmitigated	0.6524	0.0382	0.6292	2.3000e-004		5.9200e-003	5.9200e-003		5.9200e-003	5.9200e-003	0.0000	36.9629	36.9629	1.6600e-003	6.6000e-004	37.2007

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0467					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.5835					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	3.6300e-003	0.0311	0.0132	2.0000e-004		2.5100e-003	2.5100e-003		2.5100e-003	2.5100e-003	0.0000	35.9562	35.9562	6.9000e-004	6.6000e-004	36.1699
Landscaping	0.0185	7.1000e-003	0.6160	3.0000e-005		3.4100e-003	3.4100e-003		3.4100e-003	3.4100e-003	0.0000	1.0067	1.0067	9.7000e-004	0.0000	1.0308
Total	0.6524	0.0382	0.6292	2.3000e-004		5.9200e-003	5.9200e-003		5.9200e-003	5.9200e-003	0.0000	36.9629	36.9629	1.6600e-003	6.6000e-004	37.2007

Wild Oaks - Tulare County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0467					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.5835					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	3.6300e-003	0.0311	0.0132	2.0000e-004		2.5100e-003	2.5100e-003		2.5100e-003	2.5100e-003	0.0000	35.9562	35.9562	6.9000e-004	6.6000e-004	36.1699
Landscaping	0.0185	7.1000e-003	0.6160	3.0000e-005		3.4100e-003	3.4100e-003		3.4100e-003	3.4100e-003	0.0000	1.0067	1.0067	9.7000e-004	0.0000	1.0308
Total	0.6524	0.0382	0.6292	2.3000e-004		5.9200e-003	5.9200e-003		5.9200e-003	5.9200e-003	0.0000	36.9629	36.9629	1.6600e-003	6.6000e-004	37.2007

7.0 Water Detail

7.1 Mitigation Measures Water

Wild Oaks - Tulare County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	9.0212	0.1768	4.2400e-003	14.7041
Unmitigated	9.0212	0.1768	4.2400e-003	14.7041

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Single Family Housing	5.40778 / 3.40926	9.0212	0.1768	4.2400e-003	14.7041
Total		9.0212	0.1768	4.2400e-003	14.7041

Wild Oaks - Tulare County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Single Family Housing	5.40778 / 3.40926	9.0212	0.1768	4.2400e-003	14.7041
Total		9.0212	0.1768	4.2400e-003	14.7041

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	17.3192	1.0235	0.0000	42.9076
Unmitigated	17.3192	1.0235	0.0000	42.9076

Wild Oaks - Tulare County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Single Family Housing	85.32	17.3192	1.0235	0.0000	42.9076
Total		17.3192	1.0235	0.0000	42.9076

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Single Family Housing	85.32	17.3192	1.0235	0.0000	42.9076
Total		17.3192	1.0235	0.0000	42.9076

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
----------------	--------	-----------	-----------	-------------	-------------	-----------

Wild Oaks - Tulare County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
----------------	--------	-----------	------------	-------------	-------------	-----------

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
----------------	--------	----------------	-----------------	---------------	-----------

User Defined Equipment

Equipment Type	Number
----------------	--------

11.0 Vegetation

Appendix B: Biological Evaluation

Biological Evaluation

DR HORTON

WILD OAK SUBDIVISION PROJECT

JUNE 2022

Shaylea Stark, Biologist

PROVOST & PRITCHARD CONSULTING GROUP | 455 W. FIR AVE, CLOVIS CA 93611



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I. Introduction

The following technical report, prepared by Provost & Pritchard Consulting Group, in compliance with the California Environmental Quality Act (CEQA) includes a description of the biological resources present or with potential to occur within the proposed Wild Oak Subdivision Project (Project) and surrounding areas, and evaluates potential Project-related impacts to those resources.

Project Description

The Project is located south of West Pleasant Avenue and west of Alpha Street in the western portion of the City of Tulare, Tulare County, California (see **Figure 1** and **Figure 2**). The Project's Area of Potential Effect (APE) includes an approximately 10.44-acre property with an additional 50-foot buffer surrounding the APE (see **Figure 3**). The APE is dominated by invasive weeds and contains a house and two Recreational Vehicles in the northeast corner. The areas surrounding the APE consists of housing developments and construction of subdivisions.

The Wild Oak Subdivision Project involves subdividing and developing the 10.44-acre property into 83 lots for the purpose of creating 83 detached single-family residential dwellings. Additionally, the Project proposes private streets, a 0.43-acre park, 17 parking spaces, and the removal of an existing house onsite.

Report Objectives

Construction activities such as that proposed by the Project could potentially damage biological resources or modify habitats that are crucial for sensitive plant and wildlife species. In cases such as these, development may be regulated by State or federal agencies, and/or addressed by local regulatory agencies.

This report addresses issues related to the following:

1. The presence of sensitive biological resources onsite, or with the potential to occur onsite.
2. The federal, State, and local regulations regarding these resources.
3. Mitigation measures that may be required to reduce the magnitude of anticipated impacts and/or comply with permit requirements of state and federal resource agencies.

Therefore, the objectives of this report are:

1. Summarize all site-specific information related to existing biological resources.
2. Make reasonable inferences about the biological resources that could occur onsite based on habitat suitability and the proximity of the site to a species' known range.
3. Summarize all State and federal natural resource protection laws that may be relevant to the APE.
4. Identify and discuss Project impacts to biological resources likely to occur onsite within the context of CEQA and/or State or federal laws.
5. Identify and publish a set of avoidance and mitigation measures that would reduce impacts to a less-than-significant level (as identified by CEQA) and are generally consistent with recommendations of the resource agencies for affected biological resources.

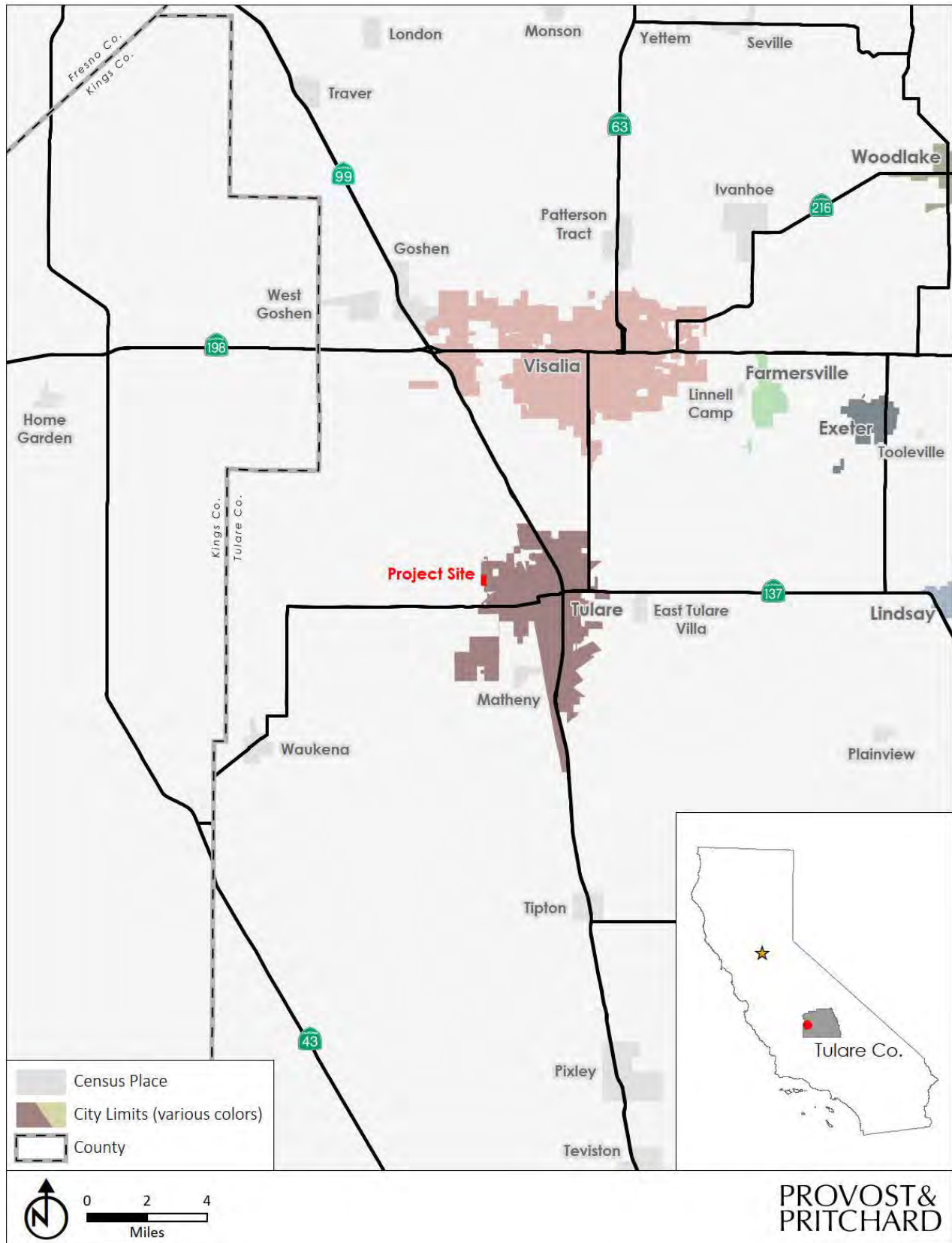


Figure 1. Regional Location

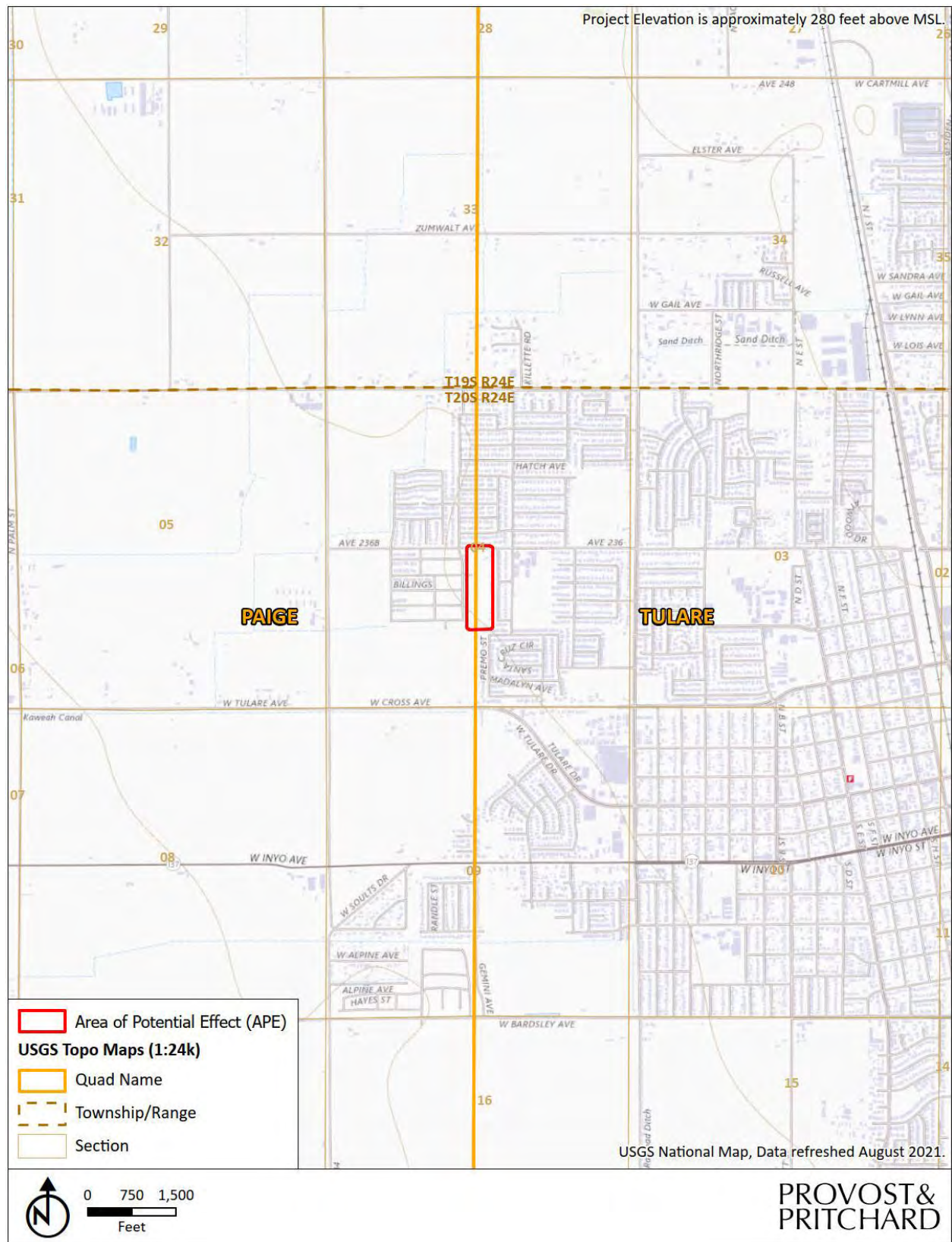


Figure 2. Topographic Quadrangle Map



Figure 3. Area of Potential Effect

Study Methodology

A reconnaissance-level field survey of the APE (**Figure 3**) was conducted on April 7, 2022, by Provost & Pritchard biologists, Shaylea Stark, Rene De La Fuente, and Roman Endicott. The survey consisted of walking through the APE while identifying and noting land uses, biological habitats and communities, plant and animal species encountered and assessed for suitable habitats of various wildlife species.

The biologist conducted an analysis of potential Project-related impacts to biological resources based on the resources known to exist or with potential to exist within the APE. Sources of information used in preparation of this analysis included: the California Department of Fish and Wildlife (CDFW) California Natural Diversity Database (CNDDB); the California Native Plant Society (CNPS) Online Inventory of Rare and Endangered Vascular Plants of California; CalFlora's online database of California native plants; the Jepson Herbarium online database (Jepson eFlora); United States Fish and Wildlife Service (USFWS) Environmental Conservation Online System (ECOS); Information for Planning and Consultation (IPaC) system; the NatureServe Explorer online database; the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Plants Database; CDFW California Wildlife Habitat Relationships (CWHR) database; the California Herps online database; and various manuals, reports, and references related to plants and animals of the San Joaquin Valley region.

The field investigation did not include focused surveys for special status species. The field survey conducted included the appropriate level of detail to assess the significance of potential impacts to sensitive biological resources resulting from the Project. Furthermore, the field survey was sufficient to generally describe those features of the Project that could be subject to the jurisdiction of federal and/or State agencies, such as the United States Army Corps of Engineers (USACE), CDFW, Regional Water Quality Control Board (RWQCB) and State Water Resources Control Board (SWRCB) and used to support CEQA documents.

II. Existing Conditions

Regional Setting

Topography

The APE is located in the City of Tulare, south of the City of Visalia, California (see **Figure 1** and **Figure 2**). This area lies within the Central Valley which is bordered by the Sierra Nevada Mountain Ranges to the east, the Coast Ranges to the west, the Klamath Mountains and Cascade Range to the north, and the Transverse Ranges and Mojave Desert to the south. The topography within the APE is relatively flat with elevations ranging from approximately 270 to 279 feet.

Climate

Like most of California, the APE experiences a Mediterranean climate. Warm, dry summers are followed by cool, moist winters. Summer temperatures range between 80- and 90-degrees Fahrenheit (°F), but often exceeds 90 °F. Winter minimum temperatures are near 40 °F. The average annual precipitation is approximately 10 inches, falling mainly from November to April (WeatherSpark, 2022).

Hydrology

A watershed is the topographic region that drains into a stream, river, or lake. The nearest surface waters are Sand Ditch Canal which is 0.08 miles northwest of the APE. Watersheds are made up of many smaller subwatersheds that drain into a particular stream, river, or lake. The Middle Branch Cross Creek watershed is comprised of stormwater or snowmelt collected in upland areas which flows down into small rivers and creeks that become the Middle Fork Kaweah River. Farther downstream the Middle Fork Kaweah River combines with the Marble Fork Kaweah River and forms the start of the Kaweah River. Elk Creek and Salt Creek flows into the Kaweah River which then goes into Kaweah Lake which exits as Kaweah River. This Kaweah River then flows into Crocker Cut Stream. Crocker Cut stream flows into unnamed canals which then flow into Sand Ditch Canal which is 0.08 miles northwest of the APE (USEPA, 2022).

The APE lies within the Middle Branch Cross Creek watershed; Hydrologic Unit Code (HUC): 1803000714 and a single subwatershed: Cameron Creek subwatershed; HUC: 180300071402.

Soils

One soil mapping unit representing Nord fine sandy loam, 0 to 2 percent slopes was identified within the APE. Nord fine sandy loam is found within 100 percent of the APE and is well drained, has moderate permeability, and has negligible runoff. One minor soil unit comprising 3.0 percent of the APE was identified as hydric. Nord soils are primarily used for cultivation of crops (NRCS, 2022). Hydric soils are defined as soils that are saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions such that under sufficiently wet conditions, hydrophytic vegetation can be supported.

The complete Natural Resources Conservation Service (NRCS) Web Soil Survey report is available in **Appendix D** at the end of this document.

Biotic Habitats

Ruderal/Residential

The APE is located on private property that contains a house and two recreational vehicles in the northeast corner. The APE is dominated by invasive grasses and herbaceous vegetation such as common stork's-bill (*Erodium cicutarium*), wild oat (*Avena fatua*), common fiddleneck (*Amsinckia intermedia*) and wild mustard (*Sinapis*

arvensis). Also within the APE is oleander (*Nerium oleander*), chinaberry (*Melia azedarach*) and Northern California black walnut (*Juglans hindsii*). Chinese elm (*Ulmus parvifolia*), ornamental palm (*Areaceae* sp.) and honey locust (*Gleditsia triacanthos*) were not rooted within the APE but hung over the east fence from various adjacent residential backyards.

The survey of the APE resulted in the identification of bird species including House Finch (*Carpodacus mexicanus*), House Sparrow (*Passer domesticus*) and Rock Dove (*Columba livia*). Feral cat (*Felis catus*), domestic dogs (*Canis lupus familiaris*), and evidence of California ground squirrel (*Otospermophilus beecheyi*) and pocket gopher (*Geomys* sp.) were also observed.

Representative photographs of the site at the time of the survey are presented in [Appendix A](#) at the end of this document.

Natural Communities of Special Concern

Natural communities of special concern are those that are of limited distribution, distinguished by significant biological diversity, or home to special status species. CDFW is responsible for the classification and mapping of all-natural communities in California. Just as the special status plant and animal species, these natural communities of special concern can be found within the CNDDDB.

According to CNDDDB, there are no recorded observations of natural communities of special concern with potential to occur within the APE or vicinity. Additionally, no natural communities of special concern were observed during the biological survey.

Designated Critical Habitat of the APE

The USFWS often designates areas of “Critical Habitat” when it lists species as threatened or endangered. Critical Habitat is a specific geographic area that contains features essential for the conservation of a threatened or endangered species and that may require special management and protection. According to CNDDDB and IPaC, designated critical habitat is absent from the APE and vicinity.

Wildlife Movement Corridors

Wildlife movement corridors are routes that animals regularly and predictably follow during seasonal migration, dispersal from native ranges, daily travel within home ranges, and inter-population movements. Movement corridors in California are typically associated with valleys, ridgelines, and rivers and creeks supporting riparian vegetation.

The APE is located in an area where it is possible to be used by species more tolerant of consistent human activities such as some birds, squirrels, and gophers but is not ideal due to the heavy disturbance of human activities and domestic dogs roaming the property, which would discourage dispersal and migration.

Special Status Plants and Animals

California contains several “rare” plant and animal species. In this context, rare is defined as species known to have low populations or limited distributions. As the human population grows, urban expansion encroaches on the already-limited suitable habitat. This results in sensitive species becoming increasingly more vulnerable to extirpation. State and federal regulations have provided the CDFW and the USFWS with a mechanism for conserving and protecting the diversity of plant and animal species native to California. Numerous native plants and animals have been formally designated as “threatened” or “endangered” under State and federal endangered species legislation. Other formal designations include “candidate” for listing or “species of special concern” by

CDFW. The CNPS has its list of native plants considered rare, threatened, or endangered. Collectively these plants and animals are referred to as “special status species.”

A thorough search of the CNDDDB for published accounts of special status plant and animal species was conducted for the *Paige* 7.5-minute quadrangle that contain the APE in its entirety, and for the eight surrounding quadrangles: *Remnoy*, *Goshen*, *Visalia*, *Tulare*, *Tipton*, *Taylor Weir*, *Corcoran*, and *Waukena*. These species, and their potential to occur within the APE, are listed in **Table 1** and **Table 2** on the following pages. Raw data obtained from CNDDDB is available in **Appendix B** at the end of this document. All relevant sources of information, as discussed in the *Study Methodology* section of this report, as well field observations, were used to determine if any special status species are known to be within the APE.

Table 1. List of Special Status Animals with Potential to Occur Onsite and/or in the Vicinity

Species	Status	Habitat	Occurrence within APE
Blunt-nosed leopard lizard (<i>Gambelia sila</i>)	FE, CE, CFP	Inhabits semi-arid grasslands, alkali flats, low foothills, canyon floors, large washes, and arroyos, usually on sandy, gravelly, or loamy substrate, sometimes on hardpan. Often found where there are abundant rodent burrows in dense vegetation or tall grass. Cannot survive on lands under cultivation. Known to bask on kangaroo rat mounds and often seeks shelter at the base of shrubs, in small mammal burrows, or in rock piles. Adults may excavate shallow burrows but rely on deeper pre-existing rodent burrows for hibernation and reproduction.	Absent. The APE and surrounding areas are residential properties that are unsuitable for this species. The nearest observation of this species in CNDDDB was 11 miles southwest of the APE in 1974.
Burrowing owl (<i>Athene cunicularia</i>)	CSC	Resides in open, dry annual or perennial grasslands, deserts, and scrublands with low growing vegetation. Nests underground in existing burrows created by mammals, most often ground squirrels.	Absent. The APE and surrounding areas are residential properties that have high levels of disturbance and are unsuitable for this species. Nesting and foraging habitat are also absent due to incompatible vegetative cover. The nearest recorded observation of this species in CNDDDB was nine miles southwest of the APE in 2007.
California tiger salamander (<i>Ambystoma californiense</i>)	FT, CT, CWL	Requires vernal pools or seasonal ponds for breeding and small mammal burrows for aestivation. Generally found in grassland and oak savannah plant communities in central California from sea level to 1500 feet in elevation.	Absent. Vernal pool and upland habitat are absent from the APE and surrounding areas. There are no recorded CNDDDB occurrences of this species within the 9-quad search.
Crotch bumble bee (<i>Bombus crotchii</i>)	CCE	Occurs throughout coastal California, as well as east to the Sierra-Cascade crest, and south into Mexico. Food plant genera include <i>Antirrhinum</i> , <i>Phacelia</i> , <i>Clarkia</i> , <i>Dendromecon</i> , <i>Eschscholzia</i> , and <i>Eriogonum</i> .	Unlikely. Nesting and foraging habitat is absent due to disturbance and land use. The only regional occurrence of this species in CNDDDB is eight miles northeast of the APE in 1961, mapped to the City of Visalia.
Delta smelt (<i>Hypomesus transpacificus</i>)	FT, CE	This pelagic and euryhaline species is Endemic to the Sacramento-San Joaquin River Delta, upstream	Absent. Suitable perennial aquatic habitat for this species is absent from the APE and surrounding lands. There are no recorded CNDDDB

Species	Status	Habitat	Occurrence within APE
		through Contra Costa, Sacramento, San Joaquin, and Solano Counties.	occurrences of this species within the 9-quad search.
Giant gartersnake (<i>Thamnophis gigas</i>)	FT, CT	Occurs in marshes, sloughs, drainage canals, irrigation ditches, rice fields, and adjacent uplands. Prefers locations with emergent vegetation for cover and open areas for basking. This species uses small mammal burrows adjacent to aquatic habitats for hibernation in the winter and to escape from excessive heat in the summer.	Absent. The APE and surrounding areas are residential properties that have high levels of disturbance and are unsuitable for this species. There are no recorded CNDDDB occurrences of this species within the 9-quad search.
Loggerhead shrike (<i>Lanius ludovicianus</i>)	CSC	Frequents open habitats with sparse shrubs and trees, other suitable perches, bare ground, and low herbaceous cover. In the Central Valley, nests in riparian areas, desert scrub, and agricultural hedgerows.	Absent. Suitable foraging and nesting habitat are absent from the APE and surrounding areas. The only regional occurrence of this species in CNDDDB is 10 miles southeast of the APE in 1918, mapped to the City of Tipton.
Mountain plover (<i>Charadrius montanus</i>)	CSC	Breeds on open plains at moderate elevations. Winters in short-grass plains and fields, plowed or fallow fields, and sandy deserts. Prefers flat, bare ground with burrowing rodents.	Absent. Suitable foraging and nesting habitat are absent from the APE and surrounding areas. There is one regional occurrence of this species in CNDDDB at Creighton Ranch Preserve, 10 miles southwest of the APE.
Northern California legless lizard (<i>Anniella pulchra</i>)	CSC	Found primarily underground, burrowing in loose, sandy soil. Forages in loose soil and leaf litter during the day. Occasionally observed on the surface at dusk and night.	Absent. Suitable soil and habitat are absent from the APE. The only regional occurrence of this species in CNDDDB is eight miles northeast of the APE in 1934, mapped to the City of Visalia.
San Joaquin kit fox (<i>Vulpes macrotis mutica</i>)	FE, CT	Underground dens with multiple entrances in alkali sink, valley grassland, and woodland in valleys and adjacent foothills.	Unlikely. No San Joaquin kit fox dens or other signs were observed during the biological survey. High levels of human and domestic dog disturbance within the APE and surrounding areas make this site unsuitable for this species. There are 24 observations of this species in CNDDDB within the 9-quad search. The closest observation to the APE was listed as being in the vicinity of Tulare in 1992. The next closest observation to the APE was 4.5 miles east in 1975.
Swainson's Hawk (<i>Buteo swainsoni</i>)	CT	Nests in large trees in open areas adjacent to grasslands, grain or alfalfa fields, or livestock pastures suitable for supporting rodent populations.	Possible. While the APE does not contain large trees, the areas surrounding the APE contains suitable trees and areas for nesting and foraging. The nearest recorded observation of this species in CNDDDB was 0.5 miles southwest of the APE in 2016.
Tipton kangaroo rat	FE, CE	Burrows in soil. Often found in grassland and shrubland.	Absent. Suitable habitat is absent and high levels of disturbance make the APE unsuitable for this species.

Species	Status	Habitat	Occurrence within APE
<i>(Dipodomys nitratoides nitratoides)</i>			There are only two recorded occurrences in CNDDDB within the 9-quadrant search. The nearest recorded observation on CNDDDB was 10.5 miles south of the APE in 1927 but is listed as extirpated. The most recent observation was 15 miles southwest of the APE in 1985.
Tricolored blackbird <i>(Agelaius tricolor)</i>	CT, CSC	Nests colonially near fresh water in dense cattails or tules, or in thickets of riparian shrubs. Forages in grassland and cropland. Large colonies are often found on dairy farm forage fields.	Absent. Riparian habitat for foraging and nesting is absent from the APE and surrounding areas. The nearest recorded observation of this species in CNDDDB was 8.5 miles southwest of the APE in 2014.
Vernal pool fairy shrimp <i>(Branchinecta lynchi)</i>	FT	Occupies vernal pools, clear to tea-colored water, in grass or mud-bottomed swales, and basalt depression pools.	Absent. Required vernal pool habitat is absent from the APE and surrounding areas. The nearest recorded observation of this species in CNDDDB was 8.5 miles southwest of the APE in 2000.
Western mastiff bat <i>(Eumops perotis californicus)</i>	CSC	Found in open, arid to semi-arid habitats, including dry desert washes, flood plains, chaparral, oak woodland, open ponderosa pine forest, grassland, and agricultural areas, where it feeds on insects in flight. Roosts most commonly in crevices in cliff faces but may also use high buildings and tunnels.	Unlikely. Suitable roosting habitat is absent from within the APE and surrounding areas. This species could potentially fly over or forage in the area, but suitable foraging habitat is minimal. There was only recorded observation of this species in CNDDDB was six miles northeast of the APE in 2002.
Western pond turtle <i>(Emys marmorata)</i>	CSC	An aquatic turtle of ponds, marshes, slow-moving rivers, streams, and irrigation ditches with riparian vegetation. Requires adequate basking sites and sandy banks or grassy open fields to deposit eggs.	Absent. Required aquatic and upland habitat are absent from the APE and surrounding areas. The high levels of disturbance make the area unsuitable for this species. The only regional occurrence of this species in CNDDDB is eight miles northeast of the APE in 1879, mapped to the City of Visalia.
Western spadefoot <i>(Spea hammondi)</i>	CSC	Prefers open areas with sandy or gravelly soils, in a variety of habitats including mixed woodlands, grasslands, coastal sage scrub, chaparral, sandy washes, lowlands, river floodplains, alluvial fans, playas, alkali flats, foothills, and mountains. Vernal pools or temporary wetlands, lasting a minimum of three weeks, which do not contain bullfrogs, fish, or crayfish are necessary for breeding.	Absent. Required aquatic and upland habitat are absent from the APE and surrounding areas. The high levels of disturbance make the area unsuitable for this species. The nearest recorded observation of this species in CNDDDB was nine miles north of the APE in 2004.
Western yellow-billed cuckoo <i>(Coccyzus americanus occidentalis)</i>	FT, CE	Suitable nesting habitat in California includes dense riparian willow-cottonwood and mesquite habitats along a perennial river. Once a common breeding species in riparian habitats of lowland California, this species currently breeds consistently in only two locations in the State:	Absent. Riparian habitat for foraging and nesting is absent from the APE and surrounding areas. The only regional occurrence of this species in CNDDDB is eight miles northeast of the APE in 1919, mapped to the City of Visalia.

Species	Status	Habitat	Occurrence within APE
		along the Sacramento and South Fork Kern Rivers.	

Table 2. List of Special Status Plants with Potential to Occur Onsite and/or in the Vicinity

Species	Status	Habitat	Occurrence within APE
Alkali-sink goldfields (<i>Lasthenia chrysantha</i>)	CNPS 1B	Found in vernal pool and wet saline flat habitats. Occurrences documented in the San Joaquin and Sacramento Valleys at elevations below 656 feet. Blooms February - April.	Absent. Vernal pool habitat and required soils are absent from the APE. The nearest recorded observation of this species in CNDDDB was in the vicinity of Tulare in 1897.
Brittlescale (<i>Atriplex depressa</i>)	CNPS 1B	Found in the San Joaquin Valley and Sacramento Valley in alkaline or clay soils, typically in meadows or annual grassland in at elevations below 1050 feet. Sometimes associated with vernal pools. Blooms June–October.	Absent. Required soils are absent from the APE and surrounding areas. The only regional occurrence of this species in CNDDDB is eight miles northeast of the APE in 1881, mapped to the City of Visalia.
California alkali grass (<i>Puccinellia simplex</i>)	CNPS 1B	Found in the San Joaquin Valley and other parts of California in saline flats and mineral springs within valley grassland and wetland-riparian communities at elevations below 3000 feet. Blooms March–May.	Absent. Required soils are absent from the APE and surrounding areas. The nearest recorded observation of this species in CNDDDB was 8.5 miles north in 1924.
California jewelflower (<i>Caulanthus californicus</i>)	FE, CE, CNPS 1B	Found in the San Joaquin Valley and Western Transverse Ranges in sandy soils. Occurs on flats and slopes, generally in non-alkaline grassland at elevations between 230 feet and 6100 feet. Blooms February–April.	Absent. Required soils and habitat are absent from the APE and surrounding areas. The only regional occurrence of this species in CNDDDB was in the vicinity of Tulare in 1932 and is listed as extirpated.
California satintail (<i>Imperata brevifolia</i>)	CNPS 2B	Although this facultative species is equally likely to occur in wetlands and non-wetlands, it is often found in wet springs, meadows, streambanks, and floodplains at elevations below 1600 feet. Blooms September – May.	Absent. Required habitat is absent from the APE and surrounding areas. The only regional occurrence of this species in CNDDDB is eight miles northeast of the APE in 1895, mapped to the City of Visalia.
Earlimart orache (<i>Atriplex cordulata</i> var. <i>erecticaulis</i>)	CNPS 1B	Found in the San Joaquin Valley in saline or alkaline soils, typically within valley and foothill grassland at elevations below 375 feet. Blooms August–September.	Absent. Required soils and habitat are absent from the APE and surrounding areas. The nearest recorded observation of this species in CNDDDB was 10.5 miles west of the APE in 1994.
Heartscale (<i>Atriplex cordulata</i> var. <i>cordulata</i>)	CNPS 1B	Found in the San Joaquin Valley and Sacramento Valley in saline or alkaline soils within shadescale scrub, valley grassland, and wetland-riparian communities at elevations below 230 feet. Blooms June–July.	Absent. Required soils and habitat are absent from the APE and surrounding areas. The only regional occurrence of this species in CNDDDB is 8.5 miles northwest of the APE in 1934, mapped to the City of Goshen.
Lesser saltscale (<i>Atriplex minuscula</i>)	CNPS 1B	Found in the San Joaquin Valley in sandy, alkaline soils in alkali scrub, valley and foothill grassland, and alkali sink communities at elevations below 750 feet. Blooms April–October.	Absent. Required soils and habitat are absent from the APE and surrounding areas. The nearest recorded observation of this species in CNDDDB was nine miles north of the APE in 2002.

<i>Species</i>	<i>Status</i>	<i>Habitat</i>	<i>Occurrence within APE</i>
Recurved larkspur <i>(Delphinium recurvatum)</i>	CNPS 1B	Occurs in poorly drained, fine, alkaline soils in grassland and alkali scrub communities at elevations between 100 feet and 2600 feet. Blooms March–June.	Absent. Required soils and habitat are absent from the APE and surrounding areas. The nearest recorded observation of this species in CNDDDB was 12 miles south of the APE in 1947 but is listed as extirpated. The only other regional occurrence of this species was 14 miles west of the APE in 1914.
San Joaquin adobe sunburst <i>(Pseudobahia peirsonii)</i>	FT, CE, CNPS 1B	Found in the San Joaquin Valley and the Sierra Nevada Foothills in bare dark clay soils in valley and foothill grassland and cismontane woodland communities at elevations between 325 feet and 2950 feet. Blooms March–May.	Absent. Required soils, habitat, and elevation range requirements are absent from the APE and surrounding areas. The only regional occurrence of this species in CNDDDB was in the vicinity of Tulare in 1897 and is listed as extirpated.
Subtle orache <i>(Atriplex subtilis)</i>	CNPS 1B	Found in the San Joaquin Valley in saline depressions in alkaline soils within valley and foothill grassland communities at elevations below 330 feet. Blooms June–October.	Absent. Required soils and habitat are absent from the APE and surrounding areas. The nearest recorded observation of this species in CNDDDB was 8.5 miles north of the APE in 1907 but is listed as possibly extirpated. The next closest observation of this species is 10 miles west of the APE in 1994.

EXPLANATION OF OCCURRENCE DESIGNATIONS AND STATUS CODES

Present:	Species observed on the site at time of field surveys or during recent past.
Likely:	Species not observed on the site, but it may reasonably be expected to occur there on a regular basis.
Possible:	Species not observed on the site, but it could occur there from time to time.
Unlikely:	Species not observed on the site, and would not be expected to occur there except, perhaps, as a transient.
Absent:	Species not observed on the site and precluded from occurring there due to absence of suitable habitat.

STATUS CODES

FE	Federally Endangered	CE	California Endangered
FT	Federally Threatened	CT	California Threatened
		CFP	California Fully Protected
		CSC	California Species of Concern
		CWL	California Watch List
		CCE	California Endangered (Candidate)

CNPS LISTING

1B	Plants Rare, Threatened, or Endangered in California and elsewhere.
2B	Plants Rare, Threatened, or Endangered in California, but more common elsewhere.

III. Impacts and Mitigation

Significance Criteria

CEQA

General plans, area plans, and specific projects are subject to the provisions of CEQA. The purpose of CEQA is to assess the impacts of proposed projects on the environment prior to project implementation. Impacts to biological resources are just one type of environmental impact assessed under CEQA and vary from project to project in terms of scope and magnitude. Projects requiring removal of vegetation may result in the mortality or displacement of animals associated with this vegetation. Animals adapted to humans, roads, buildings, and pets may replace those species formerly occurring on a site. Plants and animals that are State and/or federally listed as threatened or endangered may be destroyed or displaced. Sensitive habitats such as wetlands and riparian woodlands may be altered or destroyed. Such impacts may be considered either “significant” or “less than significant” under CEQA. According to CEQA, Statute and Guidelines (AEP 2012), “significant effect on the environment” means a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic interest. Specific project impacts to biological resources may be considered “significant” if they would:

- 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;
- 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;
- 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;
- 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.
- Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or
- Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan.

Furthermore, CEQA Guidelines Section 15065(a) states that a project may trigger the requirement to make a “mandatory finding of significance” if the project has the potential to:

“Substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of an endangered, rare or threatened species, or eliminate important examples of the major periods of California history or prehistory.”

Relevant Goals, Policies, and Laws

Tulare City General Plan

The Tulare City General Plan 2035 Policy Document contains the following goals and policies related to the Project:

Biological Resources

Goal COS-2

To preserve and protect sensitive significant habitats, enhance biodiversity, and promote healthy ecosystems throughout the Urban Development Boundary.

Policy COS-P2.1

Protection of Rare and Endangered Species. The City shall support preservation, restoration, and enhancement of designated habitats of State or federally listed rare, threatened, endangered and/or other sensitive and special status species.

Policy COS-P2.6

Planting of Native Vegetation. The City shall encourage the planting of native trees, shrubs, and grasslands in order to preserve the visual integrity of the landscape, provide habitat conditions suitable for native vegetation and wildlife, and ensure that a maximum number and variety of well-adapted plants are maintained.

Threatened and Endangered Species

Permits may be required from the USFWS and/or CDFW if activities associated with a project have the potential to result in the “take” of a species listed as threatened or endangered under the federal and/or state Endangered Species Acts. Take is defined by the State of California as “to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill” (California Fish and Game Code, Section 86). Take is more broadly defined by the federal Endangered Species Act to include “harm” (16 USC, Section 1532(19), 50 CFR, Section 17.3). CDFW and USFWS are responsible agencies under CEQA and National Environmental Policy Act (NEPA). Both agencies review CEQA and NEPA documents in order to determine the adequacy of their treatment of endangered species issues and to make project-specific recommendations for their conservation.

Designated Critical Habitat

When species are listed as threatened or endangered, the USFWS often designates areas of “Critical Habitat” as defined by section 3(5)(A) of the federal Endangered Species Act (ESA). Critical Habitat is a term defined in the ESA as a specific geographic area that contains features essential for the conservation of a threatened or endangered species and that may require special management and protection. Critical Habitat is a tool that supports the continued conservation of imperiled species by guiding cooperation with the federal government. Designations only affect federal agency actions or federally funded or permitted activities. Critical Habitat does not prevent activities that occur within the designated area. Only activities that involve a federal permit, license, or funding and are likely to destroy or adversely modify Critical Habitat will be affected.

Migratory Birds

The Federal Migratory Bird Treaty Act (MBTA: 16 USC 703-712) prohibits killing, possessing, or trading in any bird species covered in one of four international conventions to which the U.S. is a party, except in accordance with regulations prescribed by the Secretary of the Interior. The name of the act is misleading, as it actually covers almost all bird's native to the U.S., even those that are non-migratory. The MBTA encompasses

whole birds, parts of birds, and bird nests and eggs. Additionally, California Fish and Game Code makes it unlawful to take or possess any non-game bird covered by the MBTA (Section 3513), as well as any other native non-game bird (Section 3800).

Birds of Prey

Birds of prey are protected in California under provisions of Fish and Game Code (Section 3503.5), which states that it is unlawful to take, possess, or destroy any birds in the order Falconiformes (hawks and eagles) or Strigiformes (owls), as well as their nests and eggs. The bald eagle and golden eagle are afforded additional protection under the federal Bald and Golden Eagle Protection Act (16 USC 668), which makes it unlawful to kill birds or their eggs.

Nesting Birds

In California, protection is afforded to the nests and eggs of all birds. California Fish and Game Code (Section 3503) states that it is “unlawful to take, possess, or needlessly destroy the nest or eggs of any bird except as otherwise provided by this code or any regulation adopted pursuant thereto.” Breeding-season disturbance that causes nest abandonment and/or loss of reproductive effort is considered a form of “take” by the CDFW.

Wetlands and other “Jurisdictional Waters”

Natural drainage channels and adjacent wetlands may be considered “waters of the U.S.” or “jurisdictional waters” subject to the jurisdiction of the USACE. The extent of jurisdiction has been defined in the Code of Federal Regulations but has also been subject to interpretation of the federal courts. Jurisdictional waters generally include:

- All waters which are currently used, or were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters which are subject to the ebb and flow of the tide;
- All interstate waters including interstate wetlands;
- All other waters such as intrastate lakes, rivers, streams (including intermittent streams), mudflats, sandflats, wetlands, sloughs, prairie potholes, wet meadows, playa lakes, or natural ponds, the use, degradation or destruction of which could affect interstate or foreign commerce;
- All impoundments of waters otherwise defined as waters of the U.S. under the definition;
- Tributaries of waters identified in paragraphs (a)(1)-(4) (i.e. the bulleted items above).

As determined by the U.S. Supreme Court in its 2001 Solid Waste Agency of Northern Cook County v. U.S. Army Corps of Engineers (SWANCC) decision, channels and wetlands isolated from other jurisdictional waters cannot be considered jurisdictional on the basis of their use, hypothetical or observed, by migratory birds. Similarly, in its 2006 consolidated Carabell/Rapanos decision, the Supreme Court ruled that a significant nexus between a wetland and other navigable waters must exist for the wetland itself to be considered a navigable and therefore jurisdictional water. Furthermore, the Supreme Court clarified that the U.S. Environmental Protection Agency (EPA) and the USACE will not assert jurisdiction over ditches excavated wholly in and draining only uplands and that do not carry a relatively permanent flow of water.

The USACE regulates the filling or grading of Waters of the United States. under the authority of Section 404 of the Clean Water Act. The extent of jurisdiction within drainage channels is defined by “ordinary high-water marks” on opposing channel banks. All activities that involve the discharge of dredge or fill material into Waters of the United States are subject to the permit requirements of the USACE. Such permits are typically issued on the condition that the applicant agrees to provide mitigation that results in no net loss of wetland functions or values. No permit can be issued until the RWQCB issues a Section 401 Water Quality Certification (or waiver of such certification) verifying that the proposed activity will meet State water quality standards.

Under the Porter-Cologne Water Quality Control Act of 1969, the SWRCB has regulatory authority to protect the water quality of all surface water and groundwater in the State of California (“Waters of the State”). Nine RWQCBs oversee water quality at the local and regional level. The RWQCB for a given region regulates discharges of fill or pollutants into Waters of the State through the issuance of various permits and orders. Discharges into Waters of the State that are also Waters of the United States require a Section 401 Water Quality Certification from the RWQCB as a prerequisite to obtaining certain federal permits, such as a Section 404 Clean Water Act permit. Discharges into all Waters of the State, even those that are not also Waters of the United States, require Waste Discharge Requirements (WDRs), or waivers of WDRs, from the RWQCB. The RWQCB also administers the Construction Storm Water Program and the federal National Pollution Discharge Elimination System (NPDES) program. Projects that disturb one acre or more of soil must obtain a Construction General Permit under the Construction Storm Water Program. A prerequisite for this permit is the development of a Storm Water Pollution Prevention Plan (SWPPP) by a certified Qualified SWPPP Developer. Projects that discharge wastewater, storm water, or other pollutants into a Water of the United States, may require a NPDES permit.

CDFW has jurisdiction over the bed and bank of natural drainages and lakes according to provisions of Section 1601 and 1602 of the California Fish and Game Code. Activities that may substantially modify such waters through the diversion or obstruction of their natural flow, change or use of any material from their bed or bank, or the deposition of debris require a notification of a Lake or Streambed Alteration. If CDFW determines that the activity may adversely affect fish and wildlife resources, a Lake or Streambed Alteration Agreement will be prepared. Such an agreement typically stipulates that certain measures will be implemented to protect the habitat values of the lake or drainage in question.

Potentially Significant Project-Related Impacts and Mitigation

Species identified as candidate, sensitive, or special status species in local or regional plans, policies, or regulations by CDFW or USFWS that have the potential to be impacted by the Project are identified below with corresponding mitigation measures.

Project-Related Mortality and/or Disturbance of Nesting Raptors, Migratory Birds, and Special Status Birds

The APE contains suitable nesting and/or foraging habitat for ground and tree nesting avian species. Although, no nests were observed at the time of survey, trees near the APE have the potential to host nesting birds. The land surrounding the APE has trees large enough to provide suitable nesting habitat for Swainson’s Hawk and other raptors. Raptors could also potentially use the ruderal area and surrounding agricultural areas for foraging.

If birds are nesting within the APE during construction, they have the potential to be injured or killed by Project-related activities. In addition to the direct “take” of nesting birds, nesting birds within the APE or adjacent areas could be disturbed by Project-related activities resulting in nest abandonment. Projects that adversely affect the nesting success of raptors and migratory birds or result in the mortality of individual birds is considered a violation of State and federal laws and are considered a potentially significant impact under CEQA.

Implementation of the following measures will reduce potential impacts to nesting raptors, migratory birds, and special status birds to a less than significant level under CEQA and will ensure compliance with State and federal laws protecting these avian species.

Mitigation. The following measures would be implemented prior to the start of construction:

Mitigation Measure BIO-1a (*Avoidance*): The Project's construction activities will occur, if feasible, between September 16 and January 31 (outside of nesting bird season) in an effort to avoid impacts to nesting birds.

Mitigation Measure BIO-1b (*Pre-construction Surveys*): If activities must occur within nesting bird season (February 1 to September 15), a qualified biologist would conduct pre-construction surveys for Swainson's hawk nests onsite and within a 0.5-mile radius. This survey would be conducted in accordance with the *Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley* (Swainson's Hawk Technical Advisory Committee, 2000) or current guidance. The Swainson's Hawk survey will not be completed between April 21 to June 10 due to the difficulty of identifying nests during this time of year. The pre-construction survey would also provide a presence/absence survey for all other nesting birds within the APE and an additional 50 feet, no more than 7 days prior to the start of construction. All raptor nests would be considered "active" upon the nest-building stage.

Mitigation Measure BIO-1c (*Establish Buffers*): On discovery of any active nests or breeding colonies near work areas, the biologist will determine appropriate construction setback distances based on applicable CDFW and/or USFWS guidelines and/or the biology of the species in question. Active Swainson's Hawk nests will receive a 1/2-mile buffer. Reduced buffer distances may be appropriate depending on site conditions and ongoing disturbance levels and would be discussed with CDFW. Construction buffers will be identified with flagging, fencing, or other easily visible means, and will be maintained until the biologist has determined that the nestlings have fledged and are no longer dependent on the nest.

Mitigation Measure BIO-1c (*ITP*): In the event an active Swainson's Hawk nest or other nesting bird is detected during surveys and cannot be avoided, consultation with CDFW is warranted to discuss how to implement the Project and avoid take. If take cannot be avoided, take authorization through the acquisition of an ITP pursuant to Fish and Game Code section 2081, subdivision (b) is necessary to comply with CESA.

Less Than Significant Project-Related Impacts

Project-Related Impacts to Special Status Animal Species Absent From, or Unlikely to Occur on, the Project Site

Of the 18 regionally occurring special status animal species, 17 are considered absent from or unlikely to occur within the APE due to past or ongoing disturbance and/or the absence of suitable habitat. These species include: blunt-nosed leopard lizard, Burrowing Owl, California tiger salamander, Crotch bumble bee, Delta smelt, giant gartersnake, Loggerhead Shrike, Mountain Plover, northern California legless lizard, San Joaquin kit fox, Tipton kangaroo rat, Tricolored Blackbird, vernal pool fairy shrimp, western mastiff bat, western pond turtle, western spadefoot, and Western Yellow-billed Cuckoo.

Since it is unlikely these species would occur onsite, implementation of the Project should have no impact on these 17 special status species through construction mortality, disturbance, or loss of habitat. Mitigation measures are not warranted.

Project-Related Impacts to Special Status Plant Species Absent From, or Unlikely to Occur on, the Project Site

Of the 11 regionally occurring special status plant species, all 11 are considered absent from or unlikely to occur within the APE due to past or ongoing disturbance and/or the absence of suitable habitat. These species include: alkali-sink goldfields, brittlescale, California alkali grass, California jewelflower, California satintail, Earlimart orache, heartscale, lesser saltscale, recurved larkspur, San Joaquin adobe sunburst, and subtle orache.

Since it is unlikely these species would occur onsite, implementation of the Project should have no impact on these 11 special status species through construction mortality, disturbance, or loss of habitat. Mitigation measures are not warranted.

Project-Related Impacts to Riparian Habitat and Natural Communities of Special Concern

There are no CNDDB-designated “natural communities of special concern” recorded within the APE or surrounding lands. Mitigation is not warranted.

Project-Related Impacts to Regulated Waters, Wetlands, and Water Quality

Potential Waters of the United States, riparian habitat, typical wetlands, vernal pools, lakes, or streams, and other sensitive natural communities were not observed onsite at the time of the biological survey. The nearest water source is Sand Ditch Canal which is 0.08 miles northwest of the APE. Undoubtedly, some native wildlife species use the APE in the absence of preferred habitat. However, because of the aforementioned disturbance the APE represents relatively low-quality habitat for native plants and animals. Sand Ditch Canal is an artificial water feature and is typically not regulated by USACE or RWQCB as a jurisdictional water.

Since construction will involve ground disturbance over an area greater than one acre, the Project will also be required to obtain a Construction General Permit under the Construction Storm Water Program administered by the RWQCB. A prerequisite for this permit is the development of a Storm Water Pollution Prevention Plan (SWPPP) to ensure construction activities do not adversely affect water quality.

Project-Related Impacts to Wildlife Movement Corridors and Native Wildlife Nursery Sites

The APE does not contain features that would be likely to function as wildlife movement corridors. The APE is fully fenced and has high levels of human and domestic animal disturbance. Furthermore, the surrounding lands are residential properties with high levels of human and domestic animal disturbance. Therefore, the Project will have no impact on wildlife movement corridors, and no additional mitigation measures are warranted.

Project-Related Impacts to Critical Habitat

Designated critical habitat is absent from the APE and surrounding lands. Therefore, there will be no impact to critical habitat, and mitigation is not warranted.

Local Policies or Habitat Conservation Plans

The Project appears to be consistent with the goals and policies of the City of Tulare 2035 General Plan. The Project will be removing Northern California black walnut trees and invasive vegetation but will not disturb any Heritage trees or native vegetation. There are no known habitat conservation plans or a Natural Community Conservation Plans within the APE. Mitigation is not warranted.

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Appendix A: Photos of the Project Area

DR HORTON

WILD OAK SUBDIVISION PROJECT



Photograph 1

Overview of the existing driveway, house, and Recreational Vehicles within the APE.



Photograph 2

Another example of the house and Recreational Vehicles within the APE.



Photograph 3
Overview of APE.



Photograph 4
Example of trees large enough to host nesting birds on the surrounding land outside of the APE.



Photograph 5

Northern boundary of the APE. Photo taken from the northeast corner of the APE facing west.



Photograph 6

Western boundary of the APE. Photo taken from the northwest corner of the APE facing south.



Photograph 7

Southern boundary of the APE. Photo taken from the southwest corner of the APE facing east.



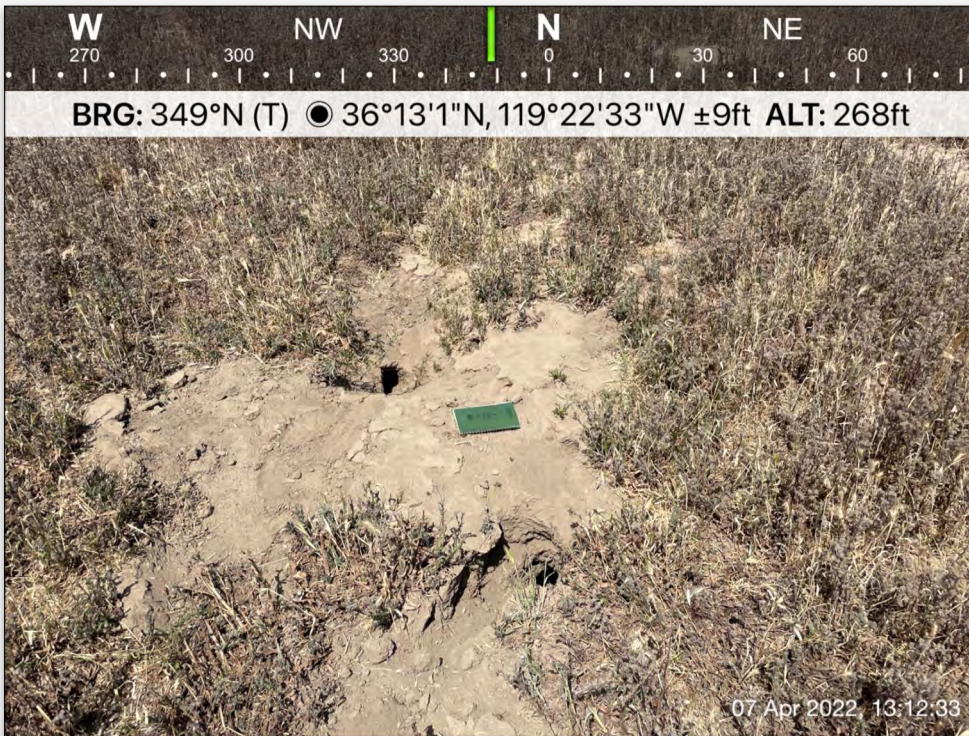
Photograph 8

Eastern boundary of the APE. Photo taken from the southeast corner of the APE facing north.



Photograph 9

Photo of the two Northern California black walnut trees within the APE.



Photograph 10

Example of the small burrows located throughout the APE.



Photograph 11

Example of surrounding residential land outside of the APE.



Photograph 12

Example of surrounding development outside of the APE.

Appendix B: CNDDDB 9- Quad Search

DR HORTON

WILD OAK SUBDIVISION PROJECT



Selected Elements by Common Name
California Department of Fish and Wildlife
California Natural Diversity Database



Query Criteria: Quad (Paige) OR Remnoy (3611935) OR Goshen (3611934) OR Visalia (3611933) OR Tulare (3611923) OR Tipton (3611913) OR Taylor Weir (3611914) OR Corcoran (3611915) OR Waukena (3611925)

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
alkali-sink goldfields <i>Lasthenia chrysantha</i>	PDAST5L030	None	None	G2	S2	1B.1
An andrenid bee <i>Andrena macswaini</i>	IIHYM35130	None	None	G2	S2	
blunt-nosed leopard lizard <i>Gambelia sila</i>	ARACF07010	Endangered	Endangered	G1	S1	FP
brittlescale <i>Atriplex depressa</i>	PDCHE042L0	None	None	G2	S2	1B.2
burrowing owl <i>Athene cunicularia</i>	ABNSB10010	None	None	G4	S3	SSC
California alkali grass <i>Puccinellia simplex</i>	PMPOA53110	None	None	G3	S2	1B.2
California jewelflower <i>Caulanthus californicus</i>	PDBRA31010	Endangered	Endangered	G1	S1	1B.1
California satintail <i>Imperata brevifolia</i>	PMPOA3D020	None	None	G4	S3	2B.1
Crotch bumble bee <i>Bombus crotchii</i>	IIHYM24480	None	None	G2	S1S2	
Earlimart orache <i>Atriplex cordulata var. erecticaulis</i>	PDCHE042V0	None	None	G3T1	S1	1B.2
heartscale <i>Atriplex cordulata var. cordulata</i>	PDCHE040B0	None	None	G3T2	S2	1B.2
hoary bat <i>Lasiurus cinereus</i>	AMACC05030	None	None	G3G4	S4	
Hopping's blister beetle <i>Lytta hoppingi</i>	IICOL4C010	None	None	G1G2	S1S2	
lesser saltscale <i>Atriplex minuscula</i>	PDCHE042M0	None	None	G2	S2	1B.1
loggerhead shrike <i>Lanius ludovicianus</i>	ABPBR01030	None	None	G4	S4	SSC
Morrison's blister beetle <i>Lytta morrisoni</i>	IICOL4C040	None	None	G1G2	S1S2	
mountain plover <i>Charadrius montanus</i>	ABNNB03100	None	None	G3	S2S3	SSC
Northern California legless lizard <i>Anniella pulchra</i>	ARACC01020	None	None	G3	S3	SSC
recurved larkspur <i>Delphinium recurvatum</i>	PDRAN0B1J0	None	None	G2?	S2?	1B.2



Selected Elements by Common Name
California Department of Fish and Wildlife
California Natural Diversity Database



Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
San Joaquin adobe sunburst <i>Pseudobahia peirsonii</i>	PDAST7P030	Threatened	Endangered	G1	S1	1B.1
San Joaquin kit fox <i>Vulpes macrotis mutica</i>	AMAJA03041	Endangered	Threatened	G4T2	S2	
subtle orache <i>Atriplex subtilis</i>	PDCHE042T0	None	None	G1	S1	1B.2
Swainson's hawk <i>Buteo swainsoni</i>	ABNKC19070	None	Threatened	G5	S3	
Tipton kangaroo rat <i>Dipodomys nitratooides nitratooides</i>	AMAFD03152	Endangered	Endangered	G3T1T2	S1S2	
tricolored blackbird <i>Agelaius tricolor</i>	ABPBXB0020	None	Threatened	G1G2	S1S2	SSC
Valley Sacaton Grassland <i>Valley Sacaton Grassland</i>	CTT42120CA	None	None	G1	S1.1	
vernal pool fairy shrimp <i>Branchinecta lynchi</i>	ICBRA03030	Threatened	None	G3	S3	
western mastiff bat <i>Eumops perotis californicus</i>	AMACD02011	None	None	G4G5T4	S3S4	SSC
western pond turtle <i>Emys marmorata</i>	ARAAD02030	None	None	G3G4	S3	SSC
western spadefoot <i>Spea hammondi</i>	AAABF02020	None	None	G2G3	S3	SSC
western yellow-billed cuckoo <i>Coccyzus americanus occidentalis</i>	ABNRB02022	Threatened	Endangered	G5T2T3	S1	

Record Count: 31

Appendix C: IPaC Search

DR HORTON

WILD OAK SUBDIVISION PROJECT



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:
Project Code: 2022-0035468
Project Name: Wild Oaks Subdivision Project

April 25, 2022

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, 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 U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

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>

Migratory Birds: In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity, intentional or unintentional, resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts see <https://www.fws.gov/birds/policies-and-regulations.php>.

The MBTA has no provision for allowing take of migratory birds that may be unintentionally killed or injured by otherwise lawful activities. It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures see <https://www.fws.gov/birds/bird-enthusiasts/threats-to-birds.php>.

In addition to MBTA and BGEPA, Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit <https://www.fws.gov/birds/policies-and-regulations/executive-orders/e0-13186.php>.

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 Code 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

Project Code: 2022-0035468
 Event Code: None
 Project Name: Wild Oaks Subdivision Project
 Project Type: Residential Construction
 Project Description: The Wild Oak Subdivision pertains to an approximately 10.44-acre property located in the City of Tulare on the south side of West Pleasant Avenue between La Dawna and Alpha Streets

This Project proposes to subdivide and develop the property into 84 lots. The subject property would require a General Plan Amendment and a Rezone to change the subject property to Medium Density Residential and to R-1-4, respectively. A Conditional Use Permit to establish a Small Lot Residential subdivision would be required as part of the Project. Additionally, the Project proposes private streets, a 0.43-acre park, 17 parking spaces, and the removal of an existing house onsite.

Project Location:

Approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@36.21637135,-119.37573747685119,14z>



Counties: Tulare County, California

Endangered Species Act Species

There is a total of 9 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 Fisheries¹, 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.

-
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
San Joaquin Kit Fox <i>Vulpes macrotis mutica</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/2873	Endangered
Tipton Kangaroo Rat <i>Dipodomys nitratoides nitratoides</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/7247	Endangered

Reptiles

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

Amphibians

NAME	STATUS
California Tiger Salamander <i>Ambystoma californiense</i> 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 <i>Hypomesus transpacificus</i> 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 <i>Danaus plexippus</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9743	Candidate

Crustaceans

NAME	STATUS
Vernal Pool Fairy Shrimp <i>Branchinecta lynchi</i> 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/498	Threatened

Flowering Plants

NAME	STATUS
San Joaquin Adobe Sunburst <i>Pseudobahia peirsonii</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/2931	Threatened

Critical habitats

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

IPaC User Contact Information

Agency: Provost & Pritchard Consulting

Name: Shaylea Stark

Address: 455 W Fir Ave

City: Clovis

State: CA

Zip: 93612

Email: sstark@ppeng.com

Phone: 9512104254

Appendix D: NRCS Soils Report

DR HORTON

WILD OAK SUBDIVISION PROJECT



United States
Department of
Agriculture

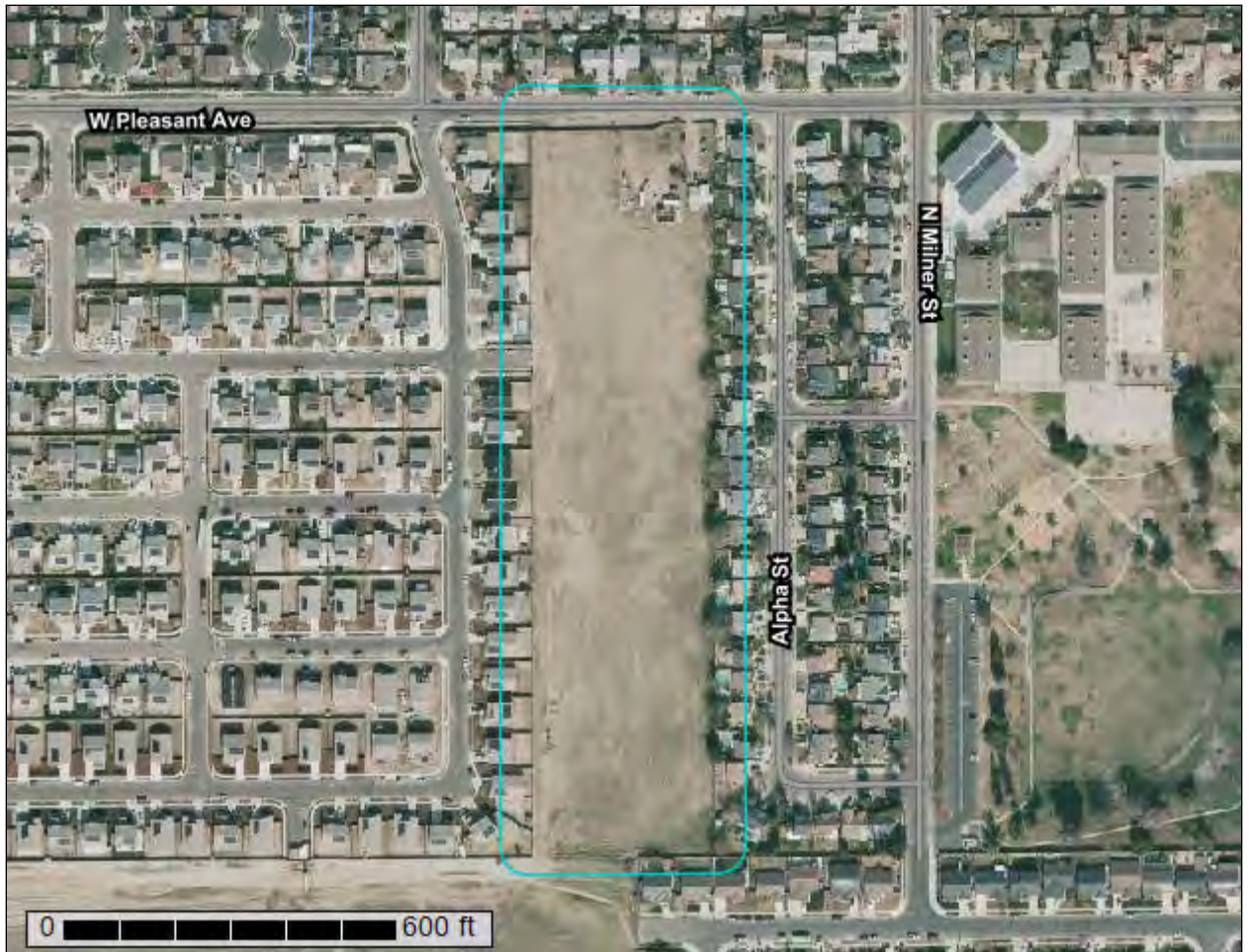
NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for Tulare County, Western Part, California

Wild Oaks Subdivision Project



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

Custom Soil Resource Report

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

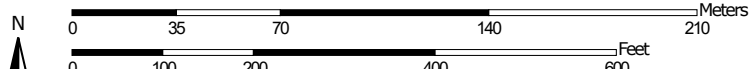
Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map




Map Scale: 1:2,540 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 11N WGS84

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)




















Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines


 Soil Map Unit Points

Special Point Features

-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features

Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Tulare County, Western Part, California
 Survey Area Data: Version 15, Sep 3, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 30, 2021—Feb 6, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
130	Nord fine sandy loam, 0 to 2 percent slopes	14.3	100.0%
Totals for Area of Interest		14.3	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Custom Soil Resource Report

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Tulare County, Western Part, California

130—Nord fine sandy loam, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: hp51

Elevation: 190 to 520 feet

Mean annual precipitation: 8 to 12 inches

Mean annual air temperature: 61 to 64 degrees F

Frost-free period: 250 to 275 days

Farmland classification: Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season

Map Unit Composition

Nord and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Nord

Setting

Landform: Alluvial fans, flood plains

Landform position (two-dimensional): Footslope, toeslope

Landform position (three-dimensional): Base slope

Down-slope shape: Linear

Across-slope shape: Convex, linear

Parent material: Alluvium derived from mixed

Typical profile

Ap - 0 to 11 inches: fine sandy loam

C1 - 11 to 38 inches: stratified sandy loam to loam

C2 - 38 to 50 inches: stratified loamy coarse sand to coarse sandy loam

2Btb - 50 to 72 inches: stratified sandy loam to silt loam

Properties and qualities

Slope: 0 to 1 percent

Depth to restrictive feature: More than 80 inches; More than 80 inches

Drainage class: Well drained

Runoff class: Negligible

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.60 to 2.00 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: Very rare

Frequency of ponding: None

Calcium carbonate, maximum content: 4 percent

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Sodium adsorption ratio, maximum: 10.0

Available water supply, 0 to 60 inches: Low (about 4.9 inches)

Interpretive groups

Land capability classification (irrigated): 1

Land capability classification (nonirrigated): 4c

Hydrologic Soil Group: B

Ecological site: R017XY906CA - Non-Alkali San Joaquin Valley Desert

Hydric soil rating: No

Minor Components

Grangeville, saline-sodic

Percent of map unit: 3 percent

Landform: Alluvial fans, flood plains

Ecological site: R017XY904CA - Subirrigated Deep Alluvial Fans

Hydric soil rating: Yes

Hanford

Percent of map unit: 3 percent

Landform: Alluvial fans, flood plains

Ecological site: R017XY904CA - Subirrigated Deep Alluvial Fans

Hydric soil rating: No

Tujunga

Percent of map unit: 3 percent

Landform: Flood plains

Ecological site: R017XY904CA - Subirrigated Deep Alluvial Fans

Hydric soil rating: No

Tagus

Percent of map unit: 2 percent

Landform: Fan remnants

Ecological site: R017XY904CA - Subirrigated Deep Alluvial Fans

Hydric soil rating: No

Akers

Percent of map unit: 2 percent

Landform: Fan remnants

Ecological site: R017XY904CA - Subirrigated Deep Alluvial Fans

Hydric soil rating: No

Colpien

Percent of map unit: 2 percent

Landform: Fan remnants

Ecological site: R017XY904CA - Subirrigated Deep Alluvial Fans

Hydric soil rating: No

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Appendix C: Cultural Resources Information

Phase I Cultural Resources Survey

**PHASE I SURVEY,
WILD OAKS SUBDIVISION PROJECT,
TULARE COUNTY, CALIFORNIA**

Prepared for:

Jarred Olsen
Provost & Pritchard Consulting Group
130 N. Garden Street
Visalia, CA 93291-6362

Prepared by:

Peter A. Carey, M.A., RPA
David S. Whitley, Ph.D., RPA
and
Robert Azpitarte, B.A.

ASM Affiliates, Inc.
20424 West Valley Blvd., Suite A
Tehachapi, California 93561

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MANAGEMENT SUMMARY

A Phase I cultural resources survey was conducted for the Wild Oaks Subdivision Project (Project). The Project area totals approximately 10.3-acres (ac) and consists of a fallow agricultural field within the city limits of Tulare, Tulare County, California. Specifically, the proposed Project is located in Section 4, Township 20 South, Range 24 East, Mount Diablo Base and Meridian (MDBM). The Phase I survey included background research and an intensive pedestrian survey of the entire Project area. ASM Affiliates, Inc. (ASM) conducted this study, with Peter A. Carey, M.A., RPA, serving as Principal Investigator. The study was undertaken to assist with compliance with the California Environmental Quality Act (CEQA).

A records search of site files and maps related to the Project area and a 0.5-mile (mi) radius surrounding it was obtained by ASM on May 16, 2022, from the Southern San Joaquin Valley Archaeological Information Center (IC), California State University, Bakersfield. The search results indicated that no previous studies had been conducted in the study area no resources of any kind are known to exist within it. An additional four previous studies had been completed within 0.5-mi of the study area, resulting in the recordation of one linear resource within that outer radius

A Sacred Lands File (SLF) search from the Native American Heritage Commission (NAHC) was requested on May 2, 2022, and received on June 29, 2022. The search was negative for sacred sites and tribal cultural resources. ASM sent outreach letters prior to the receipt of the contact list from the NAHC based on a previous contact list from the area. The letters were sent on June 17, 2022. Four additional tribes were listed on the contact list received June 29, 2022, and included the Dunlap Band of Mono Indians, the Kern Valley Indian Community, the North Fork Mono Tribe, and the Tubatulabals of Kern Valley. Letters to these additional tribes were sent out on July 5, 2022. As of the writing of this report no responses of been received from any of the contacted tribes.

The Phase I survey fieldwork was conducted on June 16, 2022. The entire 10.3-ac Project area was surveyed in parallel transects spaced at 15-meter (m) intervals. ASM did not identify any cultural or built environment resources within the Project study area.

Based on these findings, the development of the Wild Oaks Subdivision Project will not result in adverse impacts to known significant or unique cultural resources as defined by CEQA. It is recommended, however, that an archaeologist be contacted in the unlikely event that cultural resources are uncovered during the development or use of the property to evaluate the discovery.

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1. INTRODUCTION AND REGULATORY CONTEXT

ASM Affiliates, Inc. (ASM) was retained by Provost & Pritchard Consulting Group to conduct a Phase I cultural resources study for the Wild Oaks Subdivision Project (Project), located in Tulare County, California (Figure 1). The study was undertaken to assist with compliance with the California Environmental Quality Act (CEQA). The investigation was conducted, specifically, to ensure that significant impacts or adverse effects to historical resources do not occur as a result of Project construction.

This current study included:

- A background records search and literature review to determine if any known cultural resources were present in the study area and/or whether the area had been previously and systematically studied by archaeologists; and,
- An intensive pedestrian inventory of the Project area to identify and record previously undiscovered cultural resources.

Peter A. Carey, M.A., RPA, served as principal investigator. ASM Associate Archaeologist Robert Azpitarte, B.A., conducted the fieldwork for this Project.

This document constitutes a report on the Phase I survey. Subsequent chapters provide background to the investigation including historic context studies, the findings of the archival records search, Native American correspondence, field methodology, and the fieldwork results. We conclude with management recommendations for the Project area. The records search results and Native American correspondence are included as Confidential Appendix A

1.1 PROJECT LOCATION AND STUDY AREA DESCRIPTION

The Project is located in the northwestern portion of the City of Tulare, Tulare County, California. Specifically, the proposed Project is located in Section 4, Township 20 South, Range 24 East, MDBM, as illustrated on the USGS Paige and USGS Tulare, California 7.5-minute topographic quadrangles. This places the proposed Project on the open flats of the San Joaquin Valley. Elevation within the Project parcel, which is flat, is approximately 257-feet (ft) above mean sea level (amsl).

The study area is located within the western suburbs of the City of Tulare and just southwest of the intersection of Pleasant Avenue and Milner Street, which are paved. Currently, the Project area is undeveloped and consists of former agricultural land that is bounded by tract development on all sides. A portion of the Project study area on the northeast corner previously served as a residence. The residence is almost entirely demolished.

1.2 PROJECT DESCRIPTION

The proposed Project site consists of a rectangular 10.3-acre parcel bordered to the north by West Pleasant Avenue, to the east and west by existing single-family residences along Alpha Street and La Dawna Street, and to the south by existing single family residences along Capistrano Avenue

and vacant land (southwestern corner). The site is proposed for development as an 82-lot single family residential subdivision with interior streets and an approximately 31,000 square foot community park.

1.3 REGULATORY CONTEXT

1.3.1 California Environmental Quality Act

CEQA is applicable to discretionary actions by state or local lead agencies. Under CEQA, lead agencies must analyze impacts to cultural resources. Significant impacts under CEQA occur when “historically significant” or “unique” cultural resources are adversely affected, which occurs when such resources could be altered or destroyed through project implementation. Historically significant cultural resources are defined by eligibility for or by listing in the California Register of Historical Resources (CRHR). In practice, the federal National Register of Historic Places (NRHP) criteria (below) for significance applied under Section 106 are generally (although not entirely) consistent with CRHR criteria (see PRC § 5024.1, Title 14 CCR, Section 4852 and § 15064.5(a)(3)).

Significant cultural resources are those archaeological resources and historical properties that:

- (A) Are associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage;
- (B) Are associated with the lives of persons important in our past;
- (C) Embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of an important creative individual, or possess high artistic values; or
- (D) Have yielded, or may be likely to yield, information important in prehistory or history.

Unique resources under CEQA, in slight contrast, are those that represent:

An archaeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

- (1) Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information.
- (2) Has a special and particular quality such as being the oldest of its type or the best available example of its type.
- (3) Is directly associated with a scientifically recognized important prehistoric or historic event or person (PRC § 21083.2(g)).

Preservation in place is the preferred approach under CEQA to mitigating adverse impacts to significant or unique cultural resources.

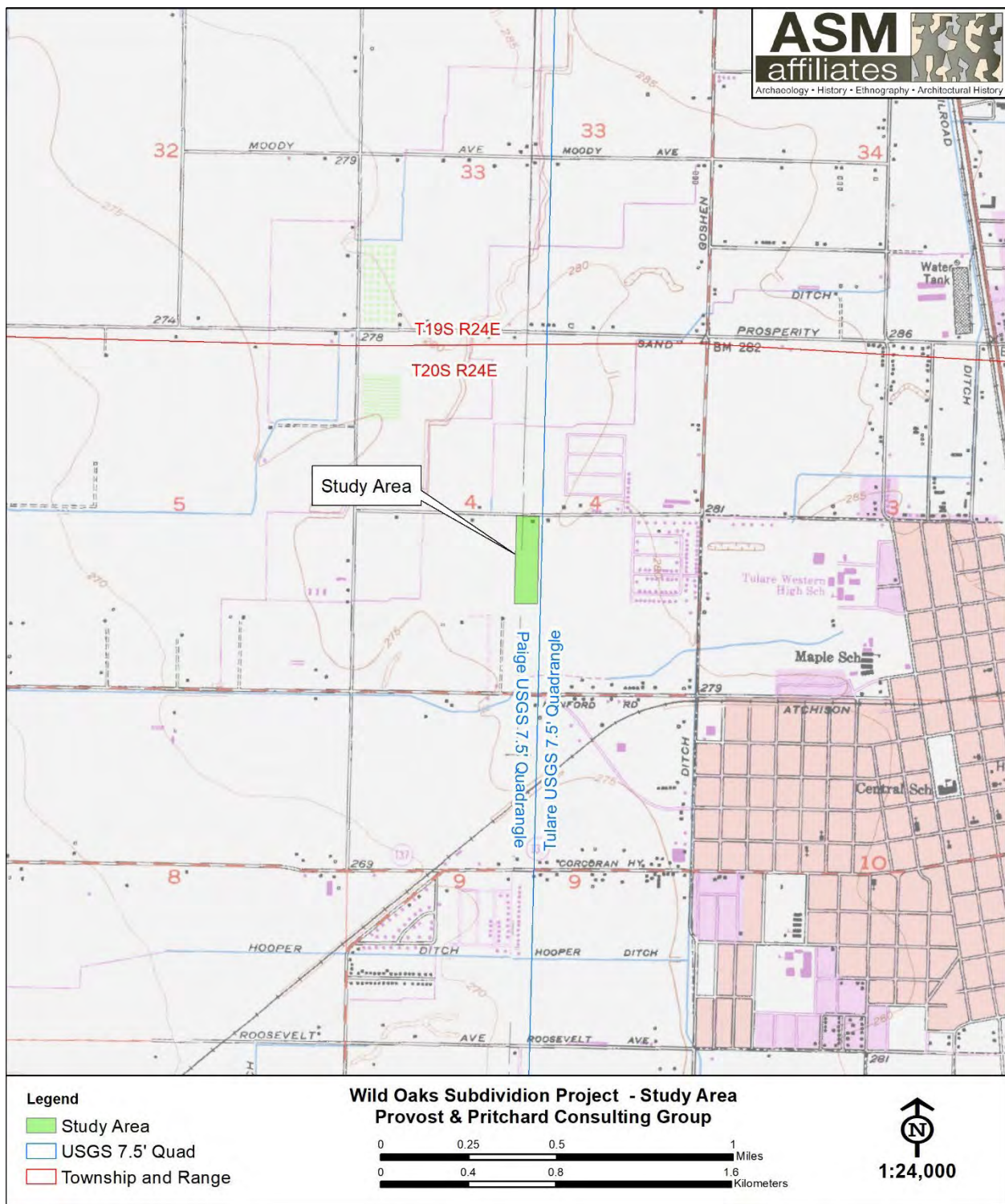


Figure 1. Location of the Wild Oaks Subdivision Project study area, Tulare County, California.

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2. ENVIRONMENTAL AND CULTURAL BACKGROUND

2.1 ENVIRONMENTAL BACKGROUND AND GEOARCHAEOLOGICAL SENSITIVITY

The elevation of the Project area, which is flat, is approximately 257-ft amsl on the open flats of the San Joaquin Valley just southeast of Visalia, Tulare County, California. Currently, this region can be characterized as a dry open valley bottom now utilized for agriculture. Prior to reclamation and channelization, the region would have been a low-lying, water-rich area characterized by streams, sloughs, marshes, and swamps. Occasionally inundated by floodwaters, in many years portions of this region would have been swampy during the winter rainy season and marsh land during other parts of the year. Historical and recent land use has changed the vegetation that was once present within and near the Project area. The immediate Project location historically most likely fell within the Valley Grassland community, however, with Riparian Woodlands present along streams and freshwater marshes common in the area (see Schoenherr 1992).

A Caltrans geoarchaeological study that included the Project area classified this location as having Very Low to Moderate sensitivity for subsurface sites (Meyer et al. 2010). This study involved first determining the location and ages of late Pleistocene (>25,000 years old) landforms in the southern San Joaquin Valley. These were identified by combining a synthesis of 2,400 published paleontological, soils, and archaeological chronometric dates with geoarchaeological field testing. The ages of surface landforms were then mapped to provide an assessment for the potential for buried archaeological deposits. These ages were derived primarily from the Soil Survey Geographic Database (SSURGO) and the State Soils Geographic (STATSGO) database. A series of maps were created from this information that ranked locations in seven ordinal classes for sensitivity for buried soils, from Very Low to Very High. Based on the maps, the Project study area is located in a region with Very Low to Moderate sensitivity for buried sites.

2.2 ETHNOGRAPHIC BACKGROUND

Penutian-speaking Yokuts tribal groups occupied the southern San Joaquin Valley region and much of the nearby Sierra Nevada. Ethnographic information about the Yokuts was collected primarily by Powers (1971, 1976 [originally 1877]), Kroeber (1925), Gayton (1930, 1948), Driver (1937), Latta (1977), and Harrington (n.d.). For a variety of historical reasons, existing research information emphasizes the central Yokuts tribes who occupied both the valley and particularly the foothills of the Sierra. The northernmost tribes suffered from the influx of Euro-Americans during the Gold Rush and their populations were in substantial decline by the time ethnographic studies began in the early twentieth century. In contrast, the southernmost tribes were partially removed by the Spanish to missions and eventually absorbed into multi-tribal communities on the Sebastian Indian Reservation (on Tejon Ranch), and later the Tule River Reservation and Santa Rosa Rancheria to the north. The result is an unfortunate scarcity of ethnographic detail on southern Valley tribes, especially in relation to the rich information collected from the central foothills tribes where native speakers of the Yokuts dialects are still found. Regardless, the general

details of indigenous lifeways were similar across the broad expanse of Yokuts territory, particularly in terms of environmentally influenced subsistence and adaptation and with regard to religion and belief, which were similar everywhere.

This scarcity of specific detail is particularly apparent in terms of southern valley tribal group distribution. Kroeber (1925), Gayton (1948) and Latta (1977) place the Project area in Telamni territory, and none of them locate historical villages in the general area, however, with village locations instead concentrated to the east, in the foothills, or west, closer to the Tulare Lake shore. The Yokuts settlement pattern was largely consistent, regardless of specific tribe involved. Winter villages were typically located along lakeshores and major stream courses (as these existed circa AD 1800), with dispersal phase family camps located at elevated spots on the valley floor and near gathering areas in the foothills.

Most Yokuts groups, again regardless of specific tribal affiliation, were organized as a recognized and distinct tribelet; a circumstance that almost certainly pertained to the tribal groups noted above. Tribelets were land-owning groups organized around a central village and linked by shared territory and descent from a common ancestor. The population of most tribelets ranged from about 150 to 500 peoples (Kroeber 1925).

Each tribelet was headed by a chief who was assisted by a variety of assistants, the most important of whom was the *winatum*, a herald or messenger and assistant chief. A shaman also served as religious officer. While shamans did not have any direct political authority, as Gayton (1930) has illustrated, they maintained substantial influence within their tribelet.

Shamanism is a religious system common to most Native American tribes. It involves a direct and personal relationship between the individual and the supernatural world enacted by entering a trance or hallucinatory state (usually based on the ingestion of psychotropic plants, such as jimsonweed or more typically native tobacco). Shamans were considered individuals with an unusual degree of supernatural power, serving as healers or curers, diviners, and controllers of natural phenomena (such as rain or thunder). Shamans also produced the rock art of this region, depicting the visions they experienced in vision quests believed to represent their spirit helpers and events in the supernatural realm (Whitley 1992, 2000).

The centrality of shamanism to the religious and spiritual life of the Yokuts was demonstrated by the role of shamans in the yearly ceremonial round. The ritual round, performed the same each year, started in the spring with the jimsonweed ceremony, followed by rattlesnake dance and (where appropriate) first salmon ceremony. After returning from seed camps, fall rituals began in the late summer with the mourning ceremony, followed by first seed and acorn rites and then bear dance (Gayton 1930:379). In each case, shamans served as ceremonial officials responsible for specific dances involving a display of their supernatural powers (Kroeber 1925).

Subsistence practices varied from tribelet to tribelet based on the environment of residence. Throughout Native California, and Yokuts territory in general, the acorn was a primary dietary component, along with a variety of gathered seeds. Valley tribes augmented this resource with lacustrine and riverine foods, especially fish and wildfowl. As with many Native California tribes, the settlement and subsistence rounds included the winter aggregation into a few large villages,

where stored resources (like acorns) served as staples, followed by dispersal into smaller camps, often occupied by extended families, where seasonally available resources would be gathered and consumed.

Although population estimates vary and population size was greatly affected by the introduction of Euro-American diseases and social disruption, the Yokuts were one of the largest, most successful groups in Native California. Cook (1978) estimates that the Yokuts region contained 27 percent of the aboriginal population in the state at the time of contact; other estimates are even higher. Many Yokuts people continue to reside in the southern San Joaquin Valley today, including at the nearby Santa Rosa Rancheria.

2.3 PRE-CONTACT ARCHAEOLOGICAL BACKGROUND

The southern San Joaquin Valley region has received minimal archaeological attention compared to other areas of the state. In part, this is because the majority of California archaeological work has concentrated in the Sacramento Delta, Santa Barbara Channel, and central Mojave Desert areas (see Moratto 1984). Although knowledge of the region's prehistory is limited, enough is known to determine that the archaeological record is broadly similar to south-central California as a whole (see Gifford and Schenk 1926; Hewes 1941; Wedel 1941; Fenenga 1952; Elsasser 1962; Fredrickson and Grossman 1977; Schiffman and Garfinkel 1981). Based on these sources, the general prehistory of the region can be outlined as follows.

Initial occupation of the region occurred at least as early as the *Paleoindian Period*, or prior to about 10,000 years before present (YBP). Evidence of early use of the region is indicated by characteristic fluted and stemmed points found around the margin of Tulare Lake, in the foothills of the Sierra, and in the Mojave Desert proper.

Both fluted and stemmed points are particularly common around lake margins, suggesting a terminal Pleistocene/early Holocene lakeshore adaptation similar to that found throughout the far west at the same time; little else is known about these earliest peoples. Over 250 fluted points have been recovered from the Witt Site (CA-KIN-32), located along the western shoreline of ancient Tulare Lake west of the Project area, demonstrating the importance of this early occupation in the San Joaquin Valley specifically (see Fenenga 1993). Additional finds consist of a Clovis-like projectile point discovered in a flashflood cut-bank near White Oak Lodge in 1953 on Tejon Ranch (Glennan 1987a, 1987b). More recently, a similar fluted point was found near Bakersfield (Zimmerman et al. 1989), and a number are known from the Edwards Air Force Base and Boron area of the western Mojave Desert. Although human occupation of the state is well-established during the Late Pleistocene, relatively little can be inferred about the nature and distribution of this occupation with a few exceptions. First, little evidence exists to support the idea that people at that time were big-game hunters, similar to those found on the Great Plains. Second, the western Mojave Desert evidence suggests small, very mobile populations that left a minimal archaeological signature. The evidence from the ancient Tulare Lake shore, in contrast, suggests much more substantial population and settlements which, instead of relying on big game hunting, were tied to the lacustrine lake edge. Variability in subsistence and settlement patterns is thus apparent in California, in contrast to the Great Plains.

Substantial evidence for human occupation across California, however, first occurs during the middle Holocene, roughly 7500 to 4000 YBP. This period is known as the *Early Horizon*, or alternatively as the Early Millingstone along the Santa Barbara Channel. In the south, populations concentrated along the coast with minimal visible use of inland areas. Adaptation emphasized hard seeds and nuts with tool-kits dominated by mullers and grindstones (manos and metates). Additionally, little evidence for Early Horizon occupation exists in most inland portions of the state, partly due to a severe cold and dry paleoclimatic period occurring at this time, although a site deposit dating to this age has been identified along the ancient Buena Vista shoreline in Kern County to the south (Rosenthal et al. 2007). Regardless of specifics, Early Horizon population density was low with a subsistence adaptation more likely tied to plant food gathering than hunting.

Environmental conditions improved dramatically after about 4000 YBP during the *Middle Horizon* (or Intermediate Period). This period is known climatically as the Holocene Maximum (circa 3,800 YBP) and was characterized by significantly warmer and wetter conditions than previously experienced. It was marked archaeologically by large population increase and radiation into new environments along coastal and interior south-central California and the Mojave Desert (Whitley 2000). In the Delta region to the north, this same period of favorable environmental conditions was characterized by the appearance of the Windmiller culture which exhibited a high degree of ritual elaboration (especially in burial practices) and perhaps even a rudimentary mound-building tradition (Meighan, personal communication, 1985). Along with ritual elaboration, Middle Horizon times experienced increasing subsistence specialization, perhaps correlating with the appearance of acorn processing technology. Penutian speaking peoples (including the Yokuts) are also posited to have entered the state roughly at the beginning of this period and, perhaps to have brought this technology with them (cf. Moratto 1984). Likewise, it appears the so-called “Shoshonean Wedge” in southern California, the Takic-speaking groups that include the Gabrielino/Fernandeño, Tataviam, and Kitanemuk, may have moved into the region at that time (Sutton 2009), rather than at about 1500 YBP as first suggested by Kroeber (1925).

Evidence for Middle Horizon occupation of interior south-central California is substantial. For example, in northern Los Angeles County along the upper Santa Clara River, to the south of the San Joaquin Valley, the Agua Dulce village complex indicates occupation extending back to the Intermediate Period, when the population of the village may have been 50 or more people (King et al. n.d.). Similarly, inhabitation of the Hathaway Ranch region near Lake Piru, and the Newhall Ranch near Valencia, appears to date to the Intermediate Period (W&S Consultants 1994). To the west, little or no evidence exists for pre-Middle Horizon occupation in the upper Sisquoc and Cuyama River drainages; populations first appear there at roughly 3500 YBP (Horne 1981). The Carrizo Plain, the valley immediately west of the San Joaquin, experienced a major population expansion during the Middle Horizon (W&S Consultants 2004; Whitley et al. 2007), and recently collected data indicates the Tehachapi Mountains region was first significantly occupied during the Middle Horizon (W&S Consultants 2006). A parallel can be drawn to the inland Ventura County region where a similar pattern has been identified (Whitley and Beaudry 1991), as well as the western Mojave Desert (Sutton 1988a, 1988b), the southern Sierra Nevada (W&S Consultants 1999), and the Coso Range region (Whitley et al. 1988). In all of these areas a major expansion in settlement, the establishment of large site complexes and an increase in the range of environments exploited appear to have occurred sometime roughly around 4,000 years ago. Although most efforts to explain this expansion have focused on local circumstances and events, it is increasingly

apparent this was a major southern California-wide occurrence, and any explanation must be sought at a larger level of analysis (Whitley 2000). Additionally, evidence from the Carrizo Plain suggests the origins of the tribelet level of political organization developed during this period (W&S Consultants 2004; Whitley et al. 2007). Whether this same demographic process holds for the southern San Joaquin Valley, including the Project area, is yet to be determined.

The beginning of the *Late Horizon* is set variously at 1500 and 800 YBP, with a growing archaeological consensus for the shorter chronology. Increasing evidence suggests the importance of the Middle-Late Horizons transition (AD 800 to 1200) in the understanding of south-central California prehistory. This corresponds to the so-called Medieval Climatic Anomaly, followed by the Little Ice Age, and this general period of climatic instability extended to about A.D. 1860. It included major droughts matched by intermittent “mega-floods,” and resulted in demographic disturbances across much of the west (Jones et al. 1999). It is believed to have resulted in major population decline and abandonments across south-central California, involving as much as 90 percent of the interior populations in some regions, including the Carrizo Plain (Whitley et al. 2007). It is not clear whether site abandonment was accompanied by a true reduction in population or an agglomeration of the same numbers of peoples into fewer but larger villages in more favorable locations. Population along the Santa Barbara coast appears to have spiked at about the same time that it collapsed on the Carrizo Plain (Whitley et al. 2007). Along Buena Vista Lake, in Kern County, population appears to have been increasingly concentrated towards the later end of the Medieval Climatic Anomaly (Culleton 2006), and population intensification also appears to have occurred in the well-watered Tehachapi Mountains during this same period (W&S Consultants 2006).

What is then clear is that Middle Period villages and settlements were widely dispersed across the south-central California landscape, including in the Sierras and the Mojave Desert. Many of these sites are found at locations that lack existing or known historical fresh water sources. Late Horizon sites, in contrast, are typically concentrated in areas where fresh water was available during the historical period, if not currently.

One extensively studied site that shows evidence of intensive occupation during the Middle-Late Horizons transition (~1500 to 500 YBP) is the Redtfeldt Mound (CA-KIN-66/H), located west of the current Project area, near the north shore of ancient Tulare Lake. There, Siefkin (1999) reported on human burials and a host of artifacts and ecofacts excavated from a modest-sized mound. He found that both Middle Horizon and Middle-Late Horizons transition occupations were more intensive than Late Horizon occupations, which were sporadic and less intensive (Siefkin 1999:110-111).

The Late Horizon can then be understood as a period of recovery from a major demographic collapse. One result is the development of regional archaeological cultures as the precursors to ethnographic Native California, suggesting that ethnographic life-ways recorded by anthropologists extend roughly 800 years into the past.

The position of southern San Joaquin Valley prehistory relative to patterns seen in surrounding areas is still somewhat unknown. The presence of large lake systems in the valley bottoms appears to have mediated some of the desiccation seen elsewhere. But, as the reconstruction of Soda Lake

in the nearby Carrizo Plain demonstrates (see Whitley et al. 2007), environmental perturbations had serious impacts on lake systems too. Identifying certain of the prehistoric demographic trends for the southern San Joaquin Valley and determining how these trends (if present) correlate with those seen elsewhere is a current important research objective.

2.4 HISTORICAL BACKGROUND

Spanish explorers first visited the San Joaquin Valley in 1772, but its lengthy distance from the missions and presidios along the Pacific Coast delayed permanent settlement for many years, including during the Mexican period of control over the Californian region. In the 1840s, Mexican rancho owners along the Pacific Coast allowed their cattle to wander and graze in the San Joaquin Valley (JRP Historical Consulting 2009). The Mexican government granted the first ranchos in the southern part of the San Joaquin Valley in the early 1840s, but these did not result in permanent settlement. It was not until the annexation of California in 1848 that the exploitation of the southern San Joaquin Valley began (Pacific Legacy 2006).

In the 1840s, Mexican rancho owners along the Pacific Coast allowed their cattle to wander and graze in the San Joaquin Valley (JRP Historical Consulting 2009). But the Mexican government did not grant ranchos in the San Joaquin Valley until the early 1840s, and even then these did not result in significant permanent settlement. The *Laguna de Tache Rancho* was granted by Governor Pio Pico in 1846 to Manuel de Jesus Castro, a former captain in the Mexican army. The rancho extended for 26 mi. down the north bank of the Kings River from modern Kingsburg to approximately Riverdale. It was sometimes called the “River Ranch.” Castro’s ownership of the Laguna de Tache Rancho grant was confirmed by the U.S. Public Land Commission in 1866, at which point it was sold to Jeremiah Clark.

The discovery of gold in northern California in 1848 resulted in a dramatic increase of population, consisting in good part of fortune seekers and gold miners, who began to scour other parts of the state. After 1851, when gold was discovered in the Sierra Nevada Mountains in eastern Kern County, the population of the area grew rapidly. Some new immigrants began ranching in the San Joaquin Valley to supply the miners and mining towns. Ranchers grazed cattle and sheep, and farmers dry-farmed or used limited irrigation to grow grain crops, leading to the creation of small agricultural communities throughout the valley (JRP Historical Consulting 2009).

After the American annexation of California, the southern San Joaquin Valley became significant as a center of food production for this new influx of people in California. The expansive unfenced and principally public foothill spaces were well suited for grazing both sheep and cattle (Boyd 1997). As the Sierra Nevada gold rush presented extensive financial opportunities, ranchers introduced new breeds of livestock, consisting of cattle, sheep, and pigs (Boyd 1997).

With the increase of ranching in the southern San Joaquin came the dramatic change in the landscape, as non-native grasses more beneficial for grazing and pasture replaced native flora (Preston 1981). After the passing of the Arkansas Act in 1850, efforts were made to reclaim small tracts of land in order to create more usable spaces for ranching. Eventually, as farming supplanted ranching as a more profitable enterprise, large tracts of land began to be reclaimed for agricultural use, aided in part by the extension of the railroad in the 1870s (Pacific Legacy 2006).

Following the passage of statewide ‘No-Fence’ laws in 1874, ranching practices began to decline, while farming expanded in the San Joaquin Valley in both large land holdings and smaller, subdivided properties. As the farming population grew, so did the demand for irrigation. Settlers began reclamation of swampland in 1866, and built small dams across the Kern River to divert water into the fields. By 1880, 86 different groups were taking water from the Kern River. Ten years later, 15 major canals provided water to thousands of acres in Kern County.

During the period of reclaiming unproductive land in the southern San Joaquin Valley, grants were given to individuals who had both the resources and the finances to undertake the operation alone. One small agricultural settlement, founded by Colonel Thomas Baker in 1861 after procuring one such grant, took advantage of reclaimed swampland along the Kern River. This settlement became the City of Bakersfield in 1869, and quickly became the center of activity in the southern San Joaquin Valley, and in the newly formed Kern County. Located on the main stage road through the San Joaquin Valley, the town became a primary market and transportation hub for stock and crops, as well as a popular stopping point for travelers on the Los Angeles and Stockton Road. The Southern Pacific Railroad (SPRR) reached the Bakersfield area in 1873, connecting it with important market towns elsewhere in the state, dramatically impacting both agriculture and oil production (Pacific Legacy 2006).

Three competing partnerships developed during this period which had a great impact on control of water, land reclamation and ultimately agricultural development in the San Joaquin Valley: Livermore and Chester, Haggin and Carr, and Miller and Lux, perhaps the most famous of the enterprises. Livermore and Chester were responsible, among other things, for developing the large Hollister plow (3 ft. wide by 2 ft. deep), pulled by a 40-mule team, which was used for ditch digging. Haggin and Carr were largely responsible for reclaiming the beds of the Buena Vista and Kern lakes, and for creating the Calloway Canal, which drained through the Rosedale area in Bakersfield to Goose Lake (Morgan 1914). Miller and Lux ultimately became one of the biggest private property holders in the country, controlling the rights to over 22,000 square miles. Miller and Lux’s impact extended beyond Kern County, however. They recognized early-on that control of water would have important economic implications, and they played a major role in the water development of the state. They controlled, for example, over 100 mi. of the San Joaquin River with the San Joaquin and Kings River Canal and Irrigation System. They were also embroiled for many years in litigation against Haggin and Carr over control of the water rights to the Kern River.

The San Joaquin Valley was dominated by agricultural pursuits until the oil boom of the early 1900s, which saw a shift some parts of the region, as some reclaimed lands previously used for farming were leased to oil companies. Nonetheless, the shift of the San Joaquin Valley towards oil production did not halt the continued growth of agriculture (Pacific Legacy 2006). The Great Depression of the 1930s brought with it the arrival of great number of migrants from the drought-affected Dust Bowl region, looking for agricultural labor. These migrants established temporary camps in the valley, staying on long past the end of the drought and the Great Depression, eventually settling in towns such as Bakersfield where their descendants live today (Boyd 1997).

The City of Tulare was established by the Southern Pacific Railroad in 1872. The growth of the town of Tulare received an initial impetus from the railroads, but a series of events slowed this

process. Fires swept through the business district in 1883 and 1886, in the first case destroying about 25 businesses and, in the second, 75—virtually all of the town’s commercial infrastructure. Although rebuilding occurred in each instance, circumstances worsened significantly when the railroad moved its shops from Tulare to Bakersfield in 1891. This resulted in an exodus of much of the population, and the town’s commerce, to the south (Menafee and Dodge 1913). After initial setbacks, the city was finally incorporated in 1888. A shift to agriculture as a primary industry has helped the city flourish since and has established itself as host to the annually held World Ag Expo. The City of Tulare has an estimated total population of 62,838 (Tulare, California n.d.).

3. ARCHIVAL RECORDS SEARCH AND TRIBAL CORRESPONDENCE

3.1 ARCHIVAL RECORDS SEARCH

The Project began with an archival records search conducted by the staff of the Southern San Joaquin Valley Information Center (IC), California State University Bakersfield, on May 16, 2022. The records search was completed to determine: (i) if prehistoric or historical archaeological sites had previously been recorded within the Project area; (ii) if the study area had been systematically surveyed by archaeologists prior to the initiation of this field study; and/or (iii) whether the general area within which the Project lies was known to contain archaeological sites and to thereby be archaeologically sensitive. Records examined included archaeological site files and maps, the NRHP, Historic Property Data File, California Inventory of Historic Resources, and the California Points of Historic Interest.

According to a record search of the Native American Heritage Commission Sacred Lands Files and the Southern San Joaquin Valley Information Center, California State University, **no previous** studies had been conducted in the study area no resources of any kind are known to exist within it. An additional four (4) previous studies had been completed within 0.5-mi of the study area (Table 1), resulting in the recordation of one linear resource within that outer radius (Table 2).. The results of the records search are available in Confidential Appendix A.

Historical maps that included the Project area were consulted to identify potential historical structures or resources. According to USGS topographic quadrangles, historical aeriels, and Google Earth imagery, the Project area has undergone minimal development since at least the early twentieth century.

Table 1. Survey Reports within the 0.5-mi of the Study Area

Report No.	Year	Author (s)/Affiliation	Title
TU-00205	1978	Cantwell, R.J. / Individual Consultant	Archaeological and Historical Survey Report for Road 96 from Avenue 236 to Avenue 240
TU-00454	1976	Schiffman, Robert A./ Individual Consultant	Archaeological Impact Report for the Vieira Parcel Located in SW 1/4 of Section 3, T. 20S., R. 24E., M.D.B.M.
TU-01059	1987	Kielty, Mary S. and Fey, Russell C./ Individual Consultant	City of Tulare Historic Resources Inventory
TU-01098	2001	Thane, Michael D./ LawGibb Group	Review of Requirements Under the National Historic Preservation Act of 1966 for a Proposed San Joaquin Air Tower Site, 1845 West Tulare Avenue, Tulare, Tulare County, California

Table 2. Resources within the 0.5-mi of the Study Area

Primary #	Type	Description
P-54-004632	Structure	Burlington Northern and Santa Fe Railway (BNSF),

3.2 TRIBAL CORRESPONDENCE

An SLF search from the NAHC was requested on May 2, 2022 and received on June 29, 2022. The search was negative for sacred sites and tribal cultural resources. ASM sent outreach letters prior to the receipt of the contact list from the NAHC based on a previous contact list from the area. The letters were sent on June 17, 2022. Four additional tribes were listed on the contact list received June 29, 2022, and included the Dunlap Band of Mono Indians, the Kern Valley Indian Community, the North Fork Mono Tribe, and the Tubatulabals of Kern Valley. Letters to these additional tribes were sent out on July 5, 2022. As of the writing of this report no responses of been received from any of the contacted tribes. The results of the SLF search and tribal correspondence are available in Confidential Appendix A.

4. METHODS AND RESULTS

4.1 FIELD METHODS

The field methods employed included intensive pedestrian examination of the ground surface for evidence of built environment resources and archaeological sites in the form of artifacts, surface features (e.g., bedrock mortars, historical mining equipment), and archaeological indicators (e.g., organically enriched midden soil, burnt animal bone). Special attention was paid to any exposed ground surface areas, rodent burrow spoils piles, cut-banks, cleared edges of disturbed areas, and other spots with better ground surface visibility. The survey methodology was designed to include the identification and location of any discovered sites, should they have been present; tabulation and recording of surface diagnostic artifacts; site sketch mapping; preliminary evaluation of site integrity; and site recording, following the California Office of Historic Preservation Instructions for Recording Historic Resources, using DPR 523 forms. The Project study area was examined by walking parallel transects spaced 15-m apart.

An intensive Phase I cultural resources survey of the Wild Oaks Subdivision Project study area was conducted on June 16, 2022 by ASM Associate Archaeologist Robert Azpitarte, B.A.

4.2 SURVEY RESULTS

The approximately 10.3.-ac Project study area consists of a fallow agricultural field with existing and ongoing residential development on all sides (Figure 2 and 3). A six-foot wood board fence surrounds the Project area in its entirety. A portion of the Project study area on the northeast corner previously served as a residence. This residence has since been destroyed and the area currently accommodates a modern travel trailer and modern debris and wood piles. Surface visibility within the study area was excellent for the Phase I survey.

No prehistoric or historic archaeological resources or built environment resources were identified as a result of the Phase I survey.



Figure 2. Overview of Project study area from the southern boundary, looking north.



Figure 3. Overview of the Project study area from the northwest corner, looking south-southeast.

5. SUMMARY AND RECOMMENDATIONS

An intensive Phase I cultural resources survey was conducted for the Wild Oaks Subdivision Project, Tulare County, California. A records search conducted at the Southern San Joaquin Valley Archaeological Information Center, California State University, Bakersfield indicated that the Project study area had not been previously surveyed and that no resources of any kind are known to exist within it.

An SLF search from the NAHC was requested on May 2, 2022 and received on June 29, 2022. The search was negative for sacred sites and tribal cultural resources. ASM sent outreach letters prior to the receipt of the contact list from the NAHC based on a previous contact list from the area. The letters were sent on June 17, 2022. Four additional tribes were listed on the contact list received June 29, 2022, and included the Dunlap Band of Mono Indians, the Kern Valley Indian Community, the North Fork Mono Tribe, and the Tubatulabals of Kern Valley. Letters to these additional tribes were sent out on July 5, 2022. As of the writing of this report no responses of been received from any of the contacted tribes.

The intensive Phase I pedestrian survey was conducted on June 16, 2022, with parallel transects spaced at 15-m intervals walked across the entire Project study area. No prehistoric or historic archaeological sites or built environment resources were identified within the study area.

5.1 RECOMMENDATIONS

Based on these findings, the development of the Wild Oaks Subdivision Project will not result in adverse impacts to known significant or unique cultural resources as defined by CEQA. It is recommended, however, that an archaeologist be contacted in the unlikely event that cultural resources are uncovered during the development or use of the property to evaluate the discovery.

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Paleontological Records Search

SAN DIEGO NATURAL HISTORY MUSEUM

21 July 2022

Peter Carey
ASM Affiliates
20424 West Valley Boulevard, Suite A
Tehachapi, California 93561

RE: Paleontological Records Search – Wild Oaks

Dear Mr. Carey:

This letter presents the results of a paleontological records search conducted for the Wild Oaks project (Project), located in the northwestern portion of the City of Tulare, Tulare County, California. The proposed Project site consists of a rectangular 9 acre parcel bordered to the north by West Pleasant Avenue, to the east and west by existing single family residences along Alpha Street and La Dawna Street, and to the south by existing single family residences along Capistrano Avenue and vacant land (southwestern corner). The site is proposed for development as an 82-lot single family residential subdivision with interior streets and an approximately 31,000 square foot community park.

A review of published geological maps covering the Project site and surrounding area was conducted to determine the specific geologic units mapped as underlying the Project site. Each geologic unit was subsequently assigned a paleontological resource potential following guidelines developed by the Society of Vertebrate Paleontology (SVP, 2010). In addition, a search of the paleontological collection records housed at the San Diego Natural History Museum (SDNHM) was conducted in order to determine if any documented fossil collection localities occur at the Project site or within the immediate surrounding area.

Geologic Units Underlying the Project Area

Published geological reports covering the Project area indicate that the proposed Project is underlain by Holocene-age alluvial fan deposits (Matthews and Burnett, 1965). This geologic unit and its paleontological potential are summarized below.

Holocene alluvial fan deposits – Holocene-age (less than approximately 11,700 years old) alluvial fan deposits generally consist of unconsolidated silt, sand, gravel, cobbles, and boulders eroded from the surrounding highlands and deposited across the San Joaquin Valley floor by the action of streams or rivers. The SDNHM does not have any recorded fossil collection localities from these deposits in the vicinity of the Project site. In general, Holocene-age alluvial deposits are considered unlikely to contain preserved remains of organisms that are not conspecific with modern species living in the southern San Joaquin Valley region. As a result, any such remains encountered in these geologically young deposits generally would not be considered scientifically significant. Consequently, Holocene alluvial fan deposits typically are assigned a low paleontological potential.

It is important to note, however, that Holocene alluvial fan deposits commonly overlie or grade downward into older, Pleistocene-age alluvial deposits that do have the potential to contain fossils. Because Pleistocene-age sediments are mapped at the surface more than 10 miles to the east of the

Project site, the contact between the surficial Holocene-age deposits and underlying Pleistocene-age deposits likely occurs at depth in the subsurface and here is conservatively estimated to occur at least 15 feet below existing surface grade. Therefore, a 15-foot depth threshold between low and high paleontological potential geologic units may be applied to the area of the Project site. This depth threshold may later be revised when additional subsurface information becomes available (i.e., in the form of a site-specific geotechnical investigation or observations of subsurface lithology during Project construction).

In general, alluvial deposits are highly variable in composition, and fossils within such deposits are most likely to be preserved within low-energy, fine-grained strata and paleosols, rather than in high-energy conglomerates and fanglomerates. In the San Joaquin Valley area of Tulare County, Pleistocene alluvial deposits have produced fossil remains of ancient horse (*Equus* sp.) in the communities of Earlimart and Tipton and the cities of Delano and Exeter, Columbian mammoth (*Mammuthus columbi*) and mastodon (*Mammut* sp.) in the City of Lindsay, and camel (*Camelops* sp.) in the communities of Tipton and Strathmore. More broadly, additional fossils recovered from Pleistocene alluvial deposits in the southern San Joaquin Valley include remains of freshwater snails, bony fish, insects, frogs, lizards, finches, small mammals (e.g., rabbits and hares, pocket mice, kangaroo rats, geomyid rodents, shrews) and large mammals (e.g., deer, pronghorn, dog) (Fay and Thiessen, 1993; Jefferson, 1991a,b; Reynolds, 1990). Based on the documented occurrence of vertebrate fossils in Pleistocene alluvial deposits elsewhere in the southern San Joaquin Valley, these deposits are assigned a high paleontological potential.

Summary and Recommendations

Based on the results of paleontological records search and literature review, the Holocene-age alluvial fan deposits underlying the Project site in the shallow subsurface are assigned a low paleontological potential. Further, older Pleistocene-age alluvial deposits assigned a high paleontological potential likely occur at deeper levels in the subsurface, here suggested to be at least 15 feet below existing surface grade. If future earthwork associated with development of the Project site will not extend deeper than this 15 foot depth threshold, there will likely be no direct impacts to paleontological resources and no need to implement a paleontological mitigation program. However, in the event that excavations will extend 15 feet or more below existing surface grade, then direct impacts to paleontological resources are more likely to occur. In this case, a paleontological mitigation in the form of monitoring of earthwork is recommended. The initial results of paleontological monitoring may be used to determine whether or not Pleistocene-age deposits will actually be impacted by Project earthwork.

If you have any questions concerning these findings please feel free to contact me at 619-255-0264 or kmccomas@sdnhm.org.

Sincerely,

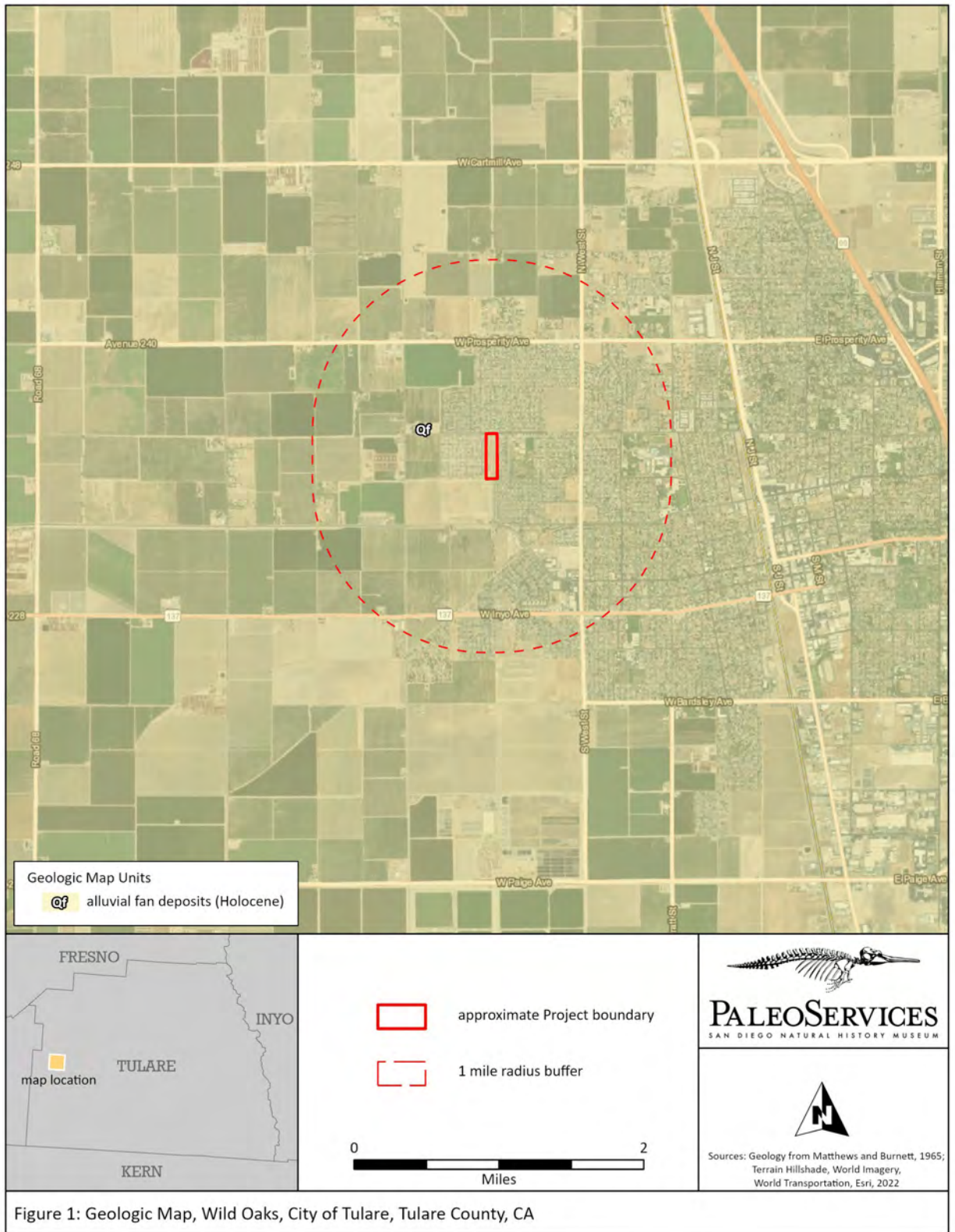


Katie McComas, M.S.
Paleontological Report Writer & GIS Specialist
San Diego Natural History Museum

Enc: Figure 1: Project geologic map

Literature Cited

- Faye, L.P., and K.R. Theissen. 1993. A preliminary note on the Arvin Landfill Local Fauna (?Holocene), Kern County, California. *PaleoBios* 15: 78–80.
- Matthews, R.A., and J.L. Burnett. 1965. Geologic map of California: Fresno sheet. California Division of Mines and Geology, scale 1:250,000.
- Jefferson, G.T. 1991a (revised 2010). Catalogue of late Quaternary vertebrates from California, Part One, nonmarine lower vertebrate and avian taxa. Natural History Museum of Los Angeles County Technical Reports, Number 5: 1–60.
- Jefferson, G.T. 1991b (revised 2010). A catalogue of late Quaternary vertebrates from California: Part Two, Mammals. Natural History Museum of Los Angeles County Technical Reports, Number 7: 1–129.
- Reynolds, R.E. 1990. Paleontological Mitigation Program: Sycamore Cogeneration Project, Oildale, Kern County, California. Prepared for: Sycamore Cogeneration Company by R.E. Reynolds of the San Bernardino County Museum in May 1990.
- San Diego Natural History Museum (SDNHM), unpublished paleontological collections data.
- Society of Vertebrate Paleontology (SVP). 2010. Standard Procedures for the Assessment and Mitigation of Adverse Impacts to Paleontological Resources. *Society of Vertebrate Paleontology*: 1–11.



Tribal Correspondence

Jarred Olsen

From: Steven Sopp <ssopp@tulare.ca.gov>
Sent: Tuesday, July 5, 2022 1:06 PM
To: Paige Berggren
Cc: Shana Powers; Samantha McCarty
Subject: RE: Tribal Consultation for TSM No 2022-23 - Wild Oak, GPA No 2022-02, ZA No. 749, and CUP No. 2022-17

Good Afternoon,

Thank you for your email and for your review of this project. The City appreciates the tribe's response and the opportunity to consult with the tribe regarding this project. In reviewing the request provided below, the City would agree to require the project to provide a pre-disturbance ground survey be conducted by a qualified archaeological firm and require that a subsequent report be submitted to the tribe. In addition, if the results of the survey resulted in the City's ability to determine that there is a Tribal Cultural Resource in the vicinity of the project, the City would also agree to require monitoring from the firm.

At this time the City would request any information that the tribe has available that would assist the City in determining whether or not a Tribal Cultural Resource is present within the project area. Any information provided will be used by the City to evaluate if the information meets the definitions in Section 21074(a)(1) of the Public Resources Code. If the conclusion is drawn that there is insufficient information to meet the definitions in Section 21074(a)(1), the City will next determine if substantial evidence has been provided, pursuant to Section 21074(a)(2) of the Public Resources Code. The City does not recognize the fair argument standard as meeting the definition of substantial evidence under Section 21074(a)(2).

Thank you again for your review of this project. City staff look forward to consulting with the tribe on this and other projects.

Thank you

Steven Sopp
Principal Planner
City of Tulare
(559) 684-4216
ssopp@tulare.ca.gov

From: Paige Berggren <pberggren@tachi-yokut-nsn.gov>
Sent: Thursday, June 23, 2022 10:52 AM
To: Steven Sopp <ssopp@tulare.ca.gov>
Cc: Shana Powers <SPowers@tachi-yokut-nsn.gov>; Samantha McCarty <SMcCarty@tachi-yokut-nsn.gov>
Subject: Tribal Consultation for TSM No 2022-23 - Wild Oak, GPA No 2022-02, ZA No. 749, and CUP No. 2022-17

Dear Mr. Sopp,

Thank you for contacting the Santa Rosa Rancheria Tachi-Yokut Tribe regarding the aforementioned residential construction project. The Tribe has concerns about environmental sensitivity in the project location. The tribe is requesting that a pre-disturbance ground survey be conducted by a qualified archaeological firm with a subsequent report submitted to the Tribe. The Tribe would also like archaeological monitoring from the firm, as well as a Tribal

Monitoring agreement to be set in place for all ground disturbing work. If you have any questions please contact myself, Shana Powers or Samantha McCarty (both of whom I have cc'd on this email), thank you.

Respectfully,

Paige Berggren (she/her/hers)

Santa Rosa Rancheria Tachi-Yokut Tribe

Cultural Specialist Monitor I

PBerggren@tachi-yokut-nsn.gov

Office: (559) 924-1278 x 4092



COMMUNITY & ECONOMIC DEVELOPMENT

June 3, 2022

Kern Valley Indian Community
Julie Turner, Secretary
P.O. Box 1010
Lake Isabella, CA 93240

RE: Tribal Cultural Resources under the California Environmental Quality Act, SB 18 Tribal Consultation Government Code §65352.3

Dear Tribal Chairperson:

The City of Tulare has begun to process the following applications: Tentative Subdivision Map No. 2022-23 – Wild Oak, General Plan Amendment No. 2022-02, Zone Amendment No. 749, and Conditional Use Permit No. 2022-17. The proposed project would change the existing General Plan designation for the subject property from High Density Residential to Low Density Residential. The existing zoning designation for the property would change from RM-4 (Multi-family Residential) to R-1-4 (Small Lot Residential) on approximately 10.44 acres. The project site is located on the south side of Pleasant Avenue between Alpha and La Dawna Streets (APN 168-020-003).

The project proposes to construct an 83 lot single-family residential subdivision with related improvements including curb, gutter, sidewalk, streets, block walls, landscaping and park space.

The Project site is within the Tulare USGS quadrangle. It is located in Section 4, Township 20S, Range 24E, Mount Diablo Base and Meridian (BDM&M). An aerial image of the project site has been included (attached).

In compliance with SB 18 pursuant to Government Code §65352.3, this Department is requesting your review and comments on the potential impacts on cultural places associated with your tribe by this proposal. Your participation is important at this early stage of processing to ensure that cultural places important to your tribe are identified, and the potential impacts associated with implementation of the project are mitigated.

If you have not responded by **September 6, 2022**, this Department will assume your tribe has declined consultation as per Government Code §65352.3. Notification of the availability of public hearing notices will continue to be provided, even if consultation is declined.

Should you have any comments or questions please contact me at (559) 684-4216 or at ssopp@tulare.ca.gov.

Respectfully,

Steven Sopp
Principal Planner

Enclosures: Aerial Image
Site Plan

Wild Oak Tentative Subdivision

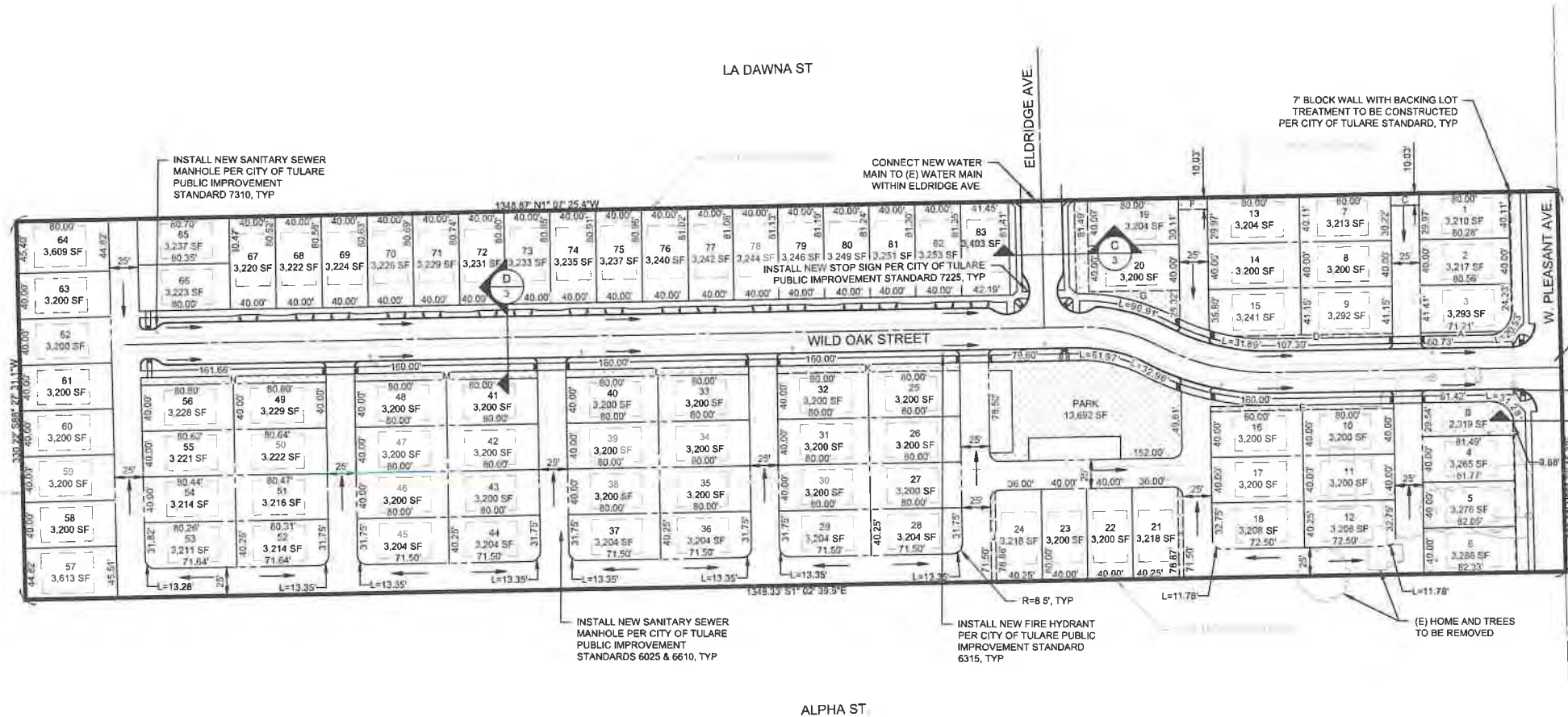
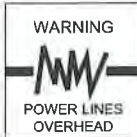
Location Map

Legend
Project Site





Know what's below.
Call before you dig.



LEGEND

LINETYPE	DESCRIPTION
(Symbol)	SANITARY SEWER MAIN
(Symbol)	WATER MAIN

SYMBOLS

SYMBOL	DESCRIPTION
(Symbol)	DIRECTION OF DRAINAGE
(Symbol)	SANITARY SEWER MANHOLE
(Symbol)	2-NOZZLE HYDRANT
(Symbol)	SIGN
(Symbol)	STREET LIGHT

NOTES

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- ALL ALLEY APPROACHES SHALL BE CONSTRUCTED PER CITY OF TULARE STANDARDS
- ALL ALLEYS SHALL BE CONSTRUCTED PER SECTION B, SHEET 3

OUTLET AREA TABLE	
OUTLOT	AREA (SF)
A	201
B	2319
C	250
D	380
E	888
F	250
G	1738
H	327
J	326
K	1080
L	1080
M	1080
N	1091
PARK	12692



PRELIMINARY
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5/17/22

REVISION BY DATE

No

WILD OAK
DR HORTON
CITY OF TULARE

TENTATIVE SUBDIVISION MAP

PROVOST & PRITCHARD
CONSULTING GROUP
An Employee Owned Company

DESIGN ENGINEER:
HARRISON HUGHES
LICENSE NO:
90.639

DRAFTED BY: HWH CHECKED BY: MJB
DATE: 5/16/22
JOB NO: 159421004

PROJECT NO:
PHASE: TTM

ORIGINAL SCALE SHOWN IS ONE
INCH ADJUST SCALE FOR
REDUCED OR ENLARGED PLANS

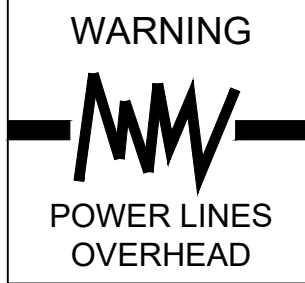
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OF X

5/17/2022 3:00 PM GDR Horton - 159421004-WME CHA300 CAD/CAM Sheet 13 of 13 TENTATIVE SUBDIVISION MAP.dwg - Horton 11/8/22

Appendix D: Design Plans

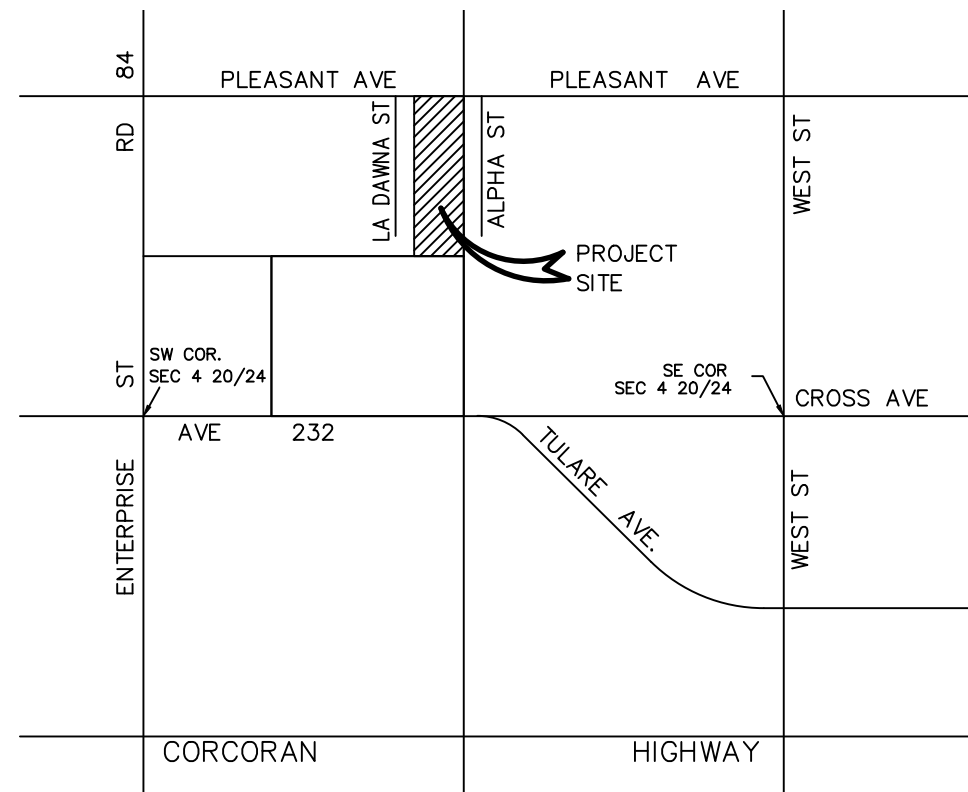


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Call before you dig.

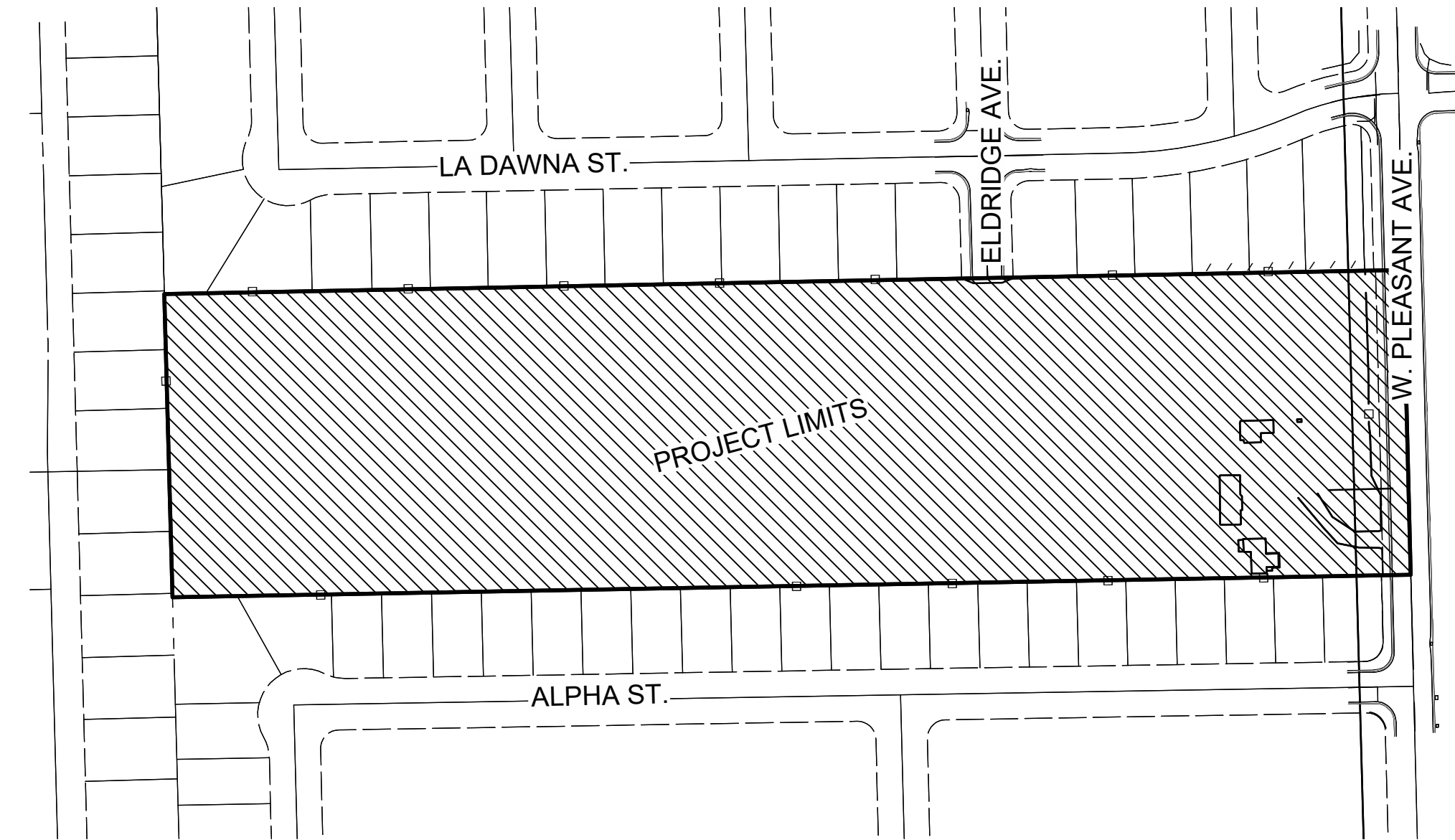


DR HORTON CITY OF TULARE

WILD OAK TENTATIVE SUBDIVISION MAP



VICINITY MAP
NOT TO SCALE



SITE MAP
NOT TO SCALE

SUBDIVIDER STATEMENT

- EXISTING GENERAL PLAN: HIGH DENSITY RESIDENTIAL
- PROPOSED GENERAL PLAN: MEDIUM DENSITY RESIDENTIAL
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- PROPOSED ZONING: R-1-4
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- GROSS AREA: 10.44 ACRES. NET AREA: 6.15 ACRES.
- COMMUNITY PARK AREA: 0.47 ACRES. PERCENTAGE OF AREA DEDICATED TO COMMUNITY PARK COMP. TO GROSS AREA: 5.4%.
- NUMBER OF OUTLOTS: 15.
- OUTLOT AREA: 3.78 ACRES. USES LANDSCAPE LOTS, PRIVATE STREETS, AND COMMUNITY PARK.

GENERAL NOTES

- APN: 168-020-003
- SITE AREA: 10.44 AC
- SITE DRAINAGE: CONNECT TO EXISTING LINE
- 24" STORM DRAIN LINE IN PLEASANT AVENUE.
- TRASH COLLECTION: CITY OF TULARE
- PROPOSED SEWERAGE: CITY OF TULARE PUBLIC WORKS. CONNECT TO EXISTING MAIN IN PLEASANT AVENUE.
- WATER: CITY OF TULARE. CONNECT TO EXISTING MAIN IN PLEASANT AVENUE AND ELDRIDGE AVE.
- FIRE PROTECTION: CITY OF TULARE FIRE DEPARTMENT
- FLOOD ZONE: ZONE X
- LOT SIZES FOR R-1-4: 40' WIDE BY 80' DEEP MIN (VARIES)
- ALL ALLEYS SHALL BE PLACARD AND PAINTED "NO PARKING"
- A HOME OWNER'S ASSOCIATION WILL BE CREATED TO MAINTAIN LANDSCAPING WITHIN ROAD RIGHT-OF-WAY
- THE PROPERTY IS NOT LOCATED WITHIN THE "AIRPORT INFLUENCE AREA".

PROPERTY OWNER

JIM CLIFF VAN VALKENBURG
AND CAROLYN MENDENHALL
AND CATHY D. VOWELL

2043 WEST PLEASANT AVENUE
TULARE, CA 93274

PROPERTY LEGAL DESCRIPTION:

THE PORTION OF LOT 13 OF RUSSELL COLONY, IN THE CITY OF TULARE, COUNTY OF TULARE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4, PAGE 15 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT DISTANT 324.76 FEET EAST OF THE NORTHWEST CORNER THEREOF AND RUNNING THENCE EAST ALONG SAID NORTH LINE 330.72 FEET TO A POINT 377.36 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH 1320.26 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT WHICH IS DISTANT 375.44 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT; THENCE WEST ALONG SAID SOUTH LINE 329.06 FEET TO A POINT WHICH IS 323.15 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT AND THENCE NORTH 1320.79 FEET TO THE POINT OF BEGINNING.

FLOOD ZONE INFORMATION

AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, PANEL NUMBER 06107C1250E, FOR COMMUNITY NO. 065065, CITY OF TULARE, TULARE COUNTY, CALIFORNIA, EFFECTIVE JUNE 16, 2009, THE PROPERTY LIES IN THE ZONE X AREA OF 1% DEPTH LESS THAN 1 FOOT.

TOPOGRAPHY NOTE

TOPOGRAPHY SHOWN WAS COLLECTED BY PROVOST & PRITCHARD CONSULTING GROUP DURING A FIELD SURVEY CONDUCTED IN JANUARY OF 2022.

BOUNDARY NOTE

THE BOUNDARY/EASEMENT INFORMATION SHOWN ON THESE PLANS IS BASED UPON RECORD INFORMATION TIED TO PHYSICAL MONUMENTS, AND WAS PREPARED UNDER THE DIRECTION OF TIMOTHY M. ODOM, PLS 8468.

BASIS OF BEARINGS

THE SOUTH LINE OF SECTION 4, 20/24, M.D.B. & M. WAS TAKEN AS NORTH 88°21'55" EAST, AS SHOWN ON RECORD OF SURVEY RECORDED IN BOOK 15 OF LICENSED SURVEYS AT PAGE 17, TULARE COUNTY RECORDS

BENCHMARKS

PROJECT BENCHMARK
SITE B.M.#1 - ELEV. 277.60. LOCATED ON N.W. CORNER OF HEADWALL ON THE S. SIDE OF TULARE AVE., 194'+/- WEST OF THE S 1/4 COR. SEC. 4 20/24. THIS SITE B.M. IS BASED ON THE CITY OF TULARE B.M.#22 WHICH WAS REMOVED DURING CONSTR. OF CANAL PIPING.

PROPERTY DIVISION CERTIFICATE

"I HEREBY APPLY FOR APPROVAL OF THE DIVISION OF THE REAL PROPERTY SHOWN IN THIS PLAT AND CERTIFY THAT I AM THE LEGAL OWNER (OR AUTHORIZED AGENT OF THE LEGAL OWNER) OF THE PROPERTY AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF."

SIGNATURE _____

ADDRESS _____

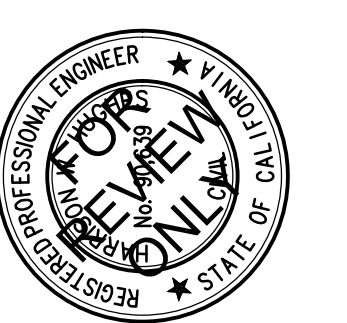
CAPACITY _____

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	TENTATIVE TRACT MAP
3	SECTIONS

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5/17/22



WILD OAK
DR HORTON
CITY OF TULARE

COVER SHEET

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PROVOST & PRITCHARD
CONSULTING GROUP
An Employee Owned Company
1625 W. PLEASANT AVE.
TULARE, CALIFORNIA 93274
584462700 FAX 5844692715
info@provostandpritchard.com

DESIGN ENGINEER:
HARRISON HUGHES
LICENSE NO:
90,639

DRAFTED BY:
HWH
CHECKED BY:
MJB

DATE: 5/16/22
JOB NO: 159421004

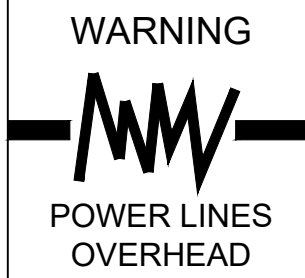
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PHASE: TTM

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INCH. ADJUST SCALE FOR
REDUCED OR ENLARGED PLANS.

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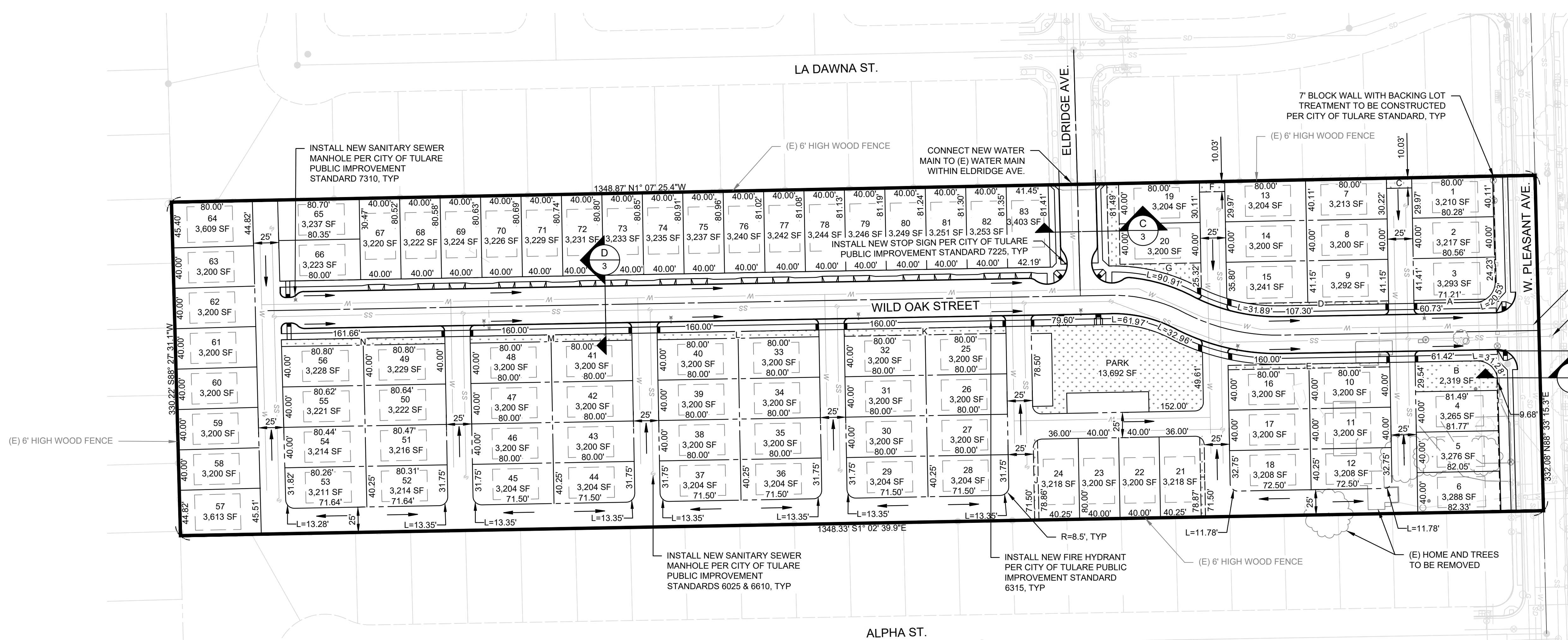
Know what's below. Call before you dig.



WARNING



POWER LINES OVERHEAD



LEGEND

LINETYPE	DESCRIPTION
SS	SANITARY SEWER MAIN
W	WATER MAIN

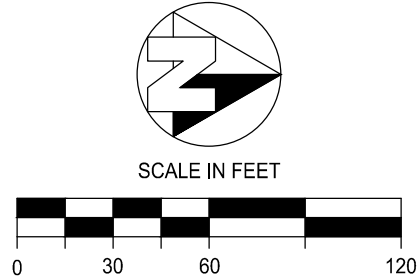
SYMBOLS

SYMBOL	DESCRIPTION
→	DIRECTION OF DRAINAGE
⊙	SANITARY SEWER MANHOLE
⊙	2-NOZZLE HYDRANT
⊙	SIGN
⊙	STREET LIGHT

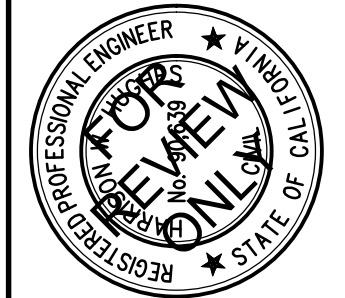
NOTES

- ALL DRIVE APPROACHES SHALL BE CONSTRUCTED PER CITY OF TULARE STANDARDS
- ALL ALLEY APPROACHES SHALL BE CONSTRUCTED PER CITY OF TULARE STANDARDS.
- ALL ALLEYS SHALL BE CONSTRUCTED PER SECTION B, SHEET 3.

OUTLOT	AREA (SF)
A	201
B	2319
C	250
D	380
E	686
F	250
G	1738
H	327
J	326
K	1080
L	1080
M	1080
N	1091
PARK	13692



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WILD OAK DR HORTON CITY OF TULARE TENTATIVE SUBDIVISION MAP

PROVOST & PRITCHARD CONSULTING GROUP An Employee Owned Company

DESIGN ENGINEER: HARRISON HUGHES LICENSE NO: 90,639

DRAFTED BY: HWH CHECKED BY: MJB

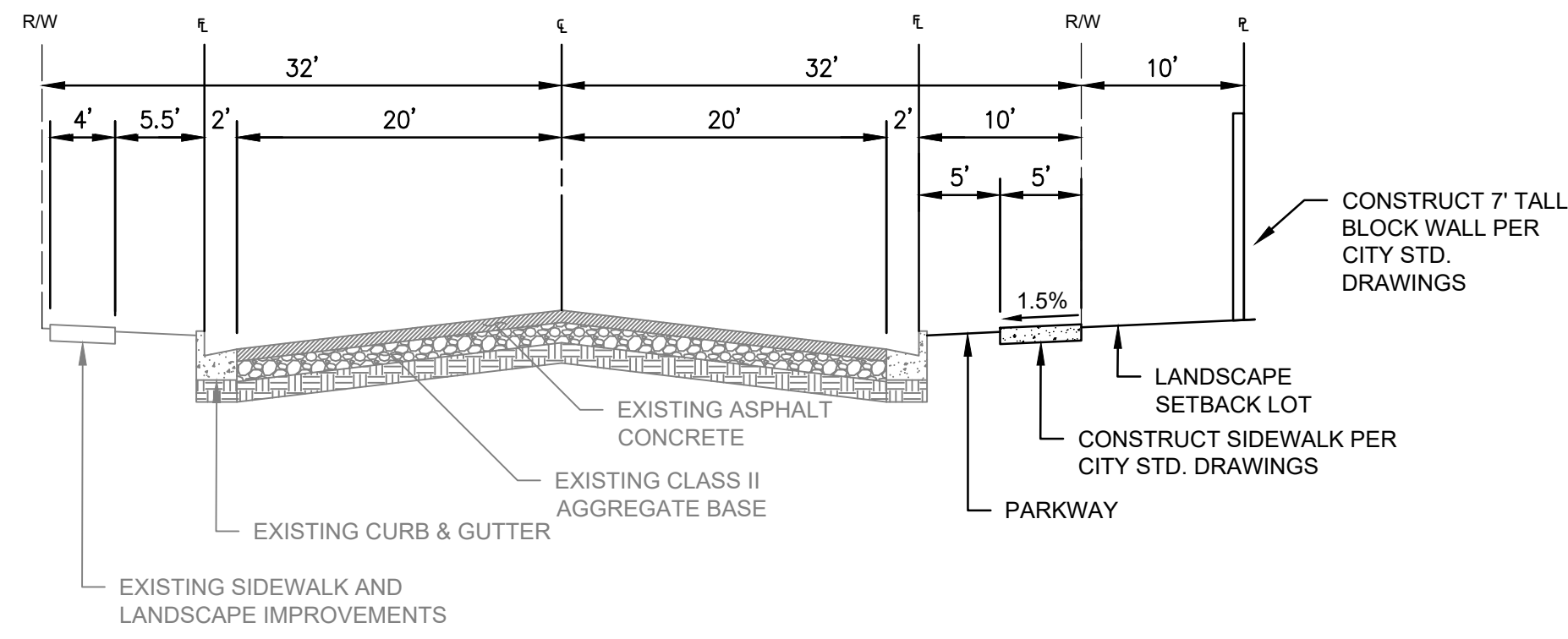
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PROJECT NO: PHASE: TTM

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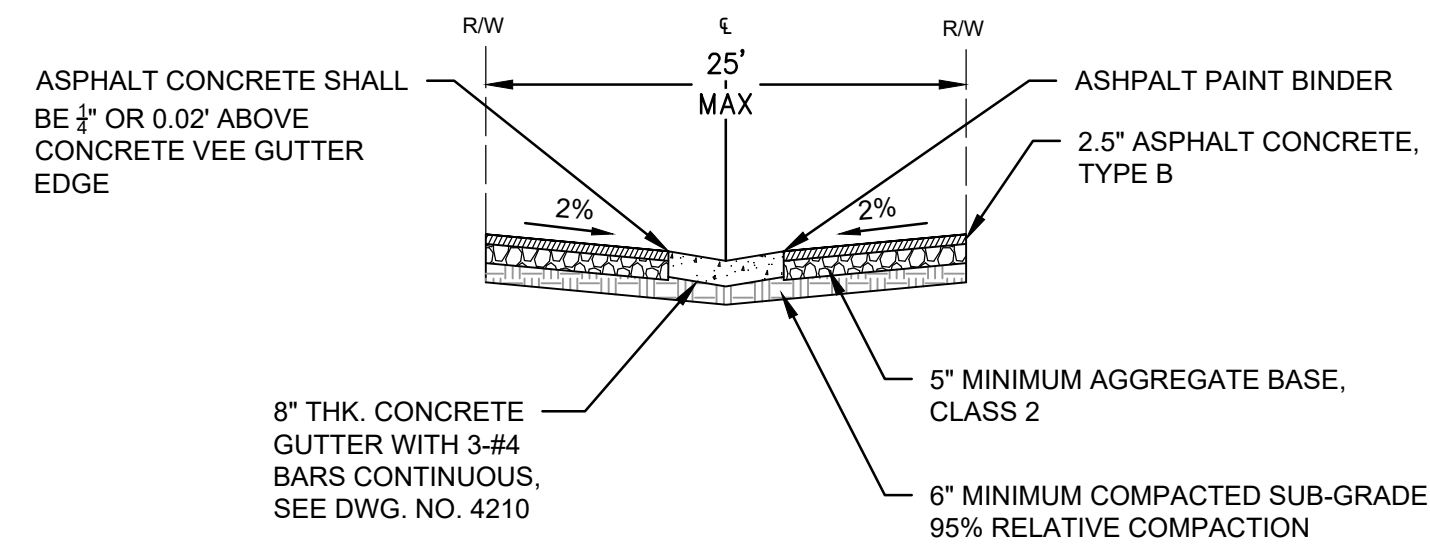
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5/17/2022 5:00 PM G:\DR Horton - 159421004\Wild Oak\300 CAD\340 Sheet Sub10_TTM2 TENTATIVE SUBDIVISION MAP.dwg - Harrison Hughes



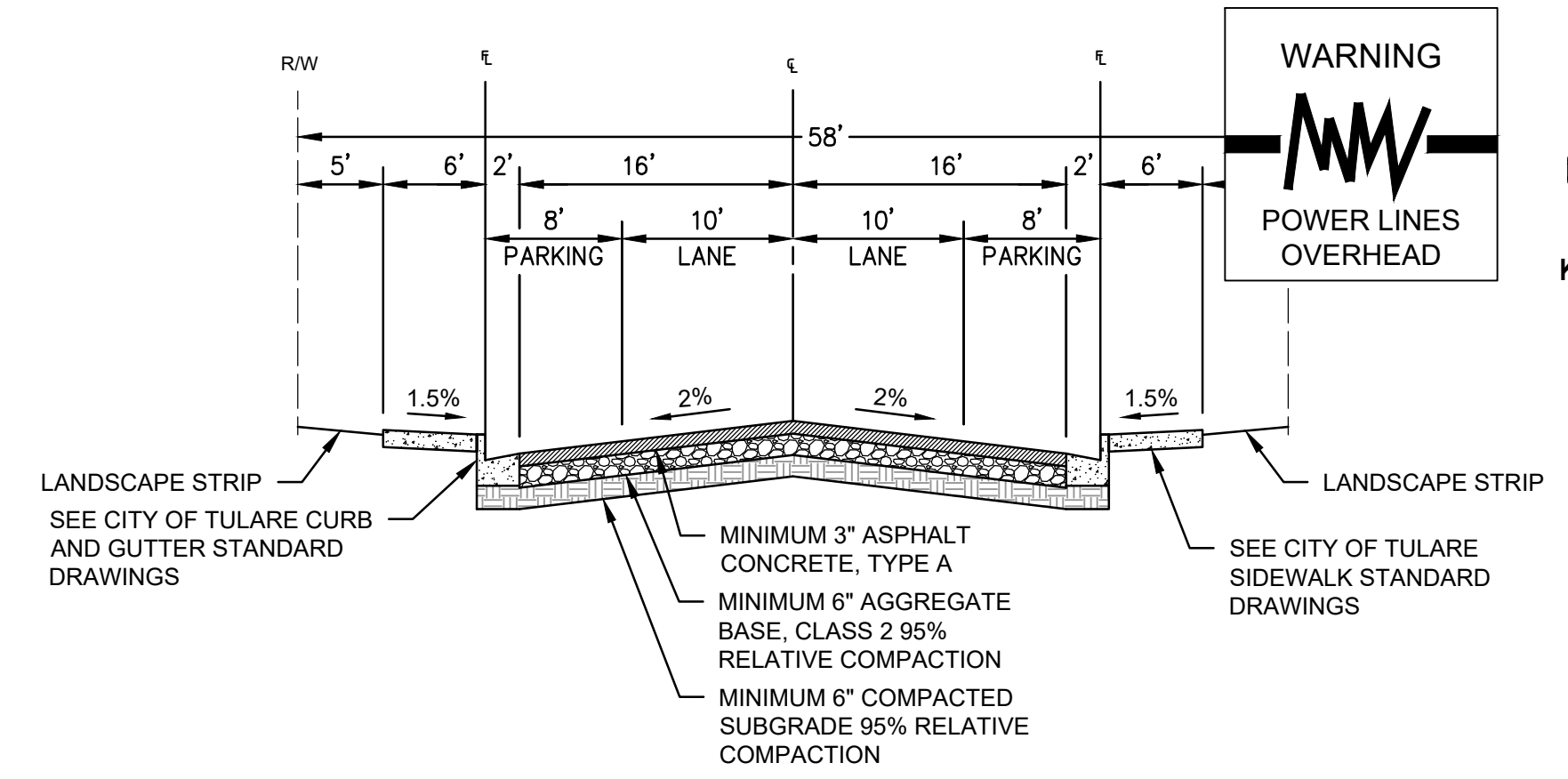
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PLEASANT AVENUE SECTION



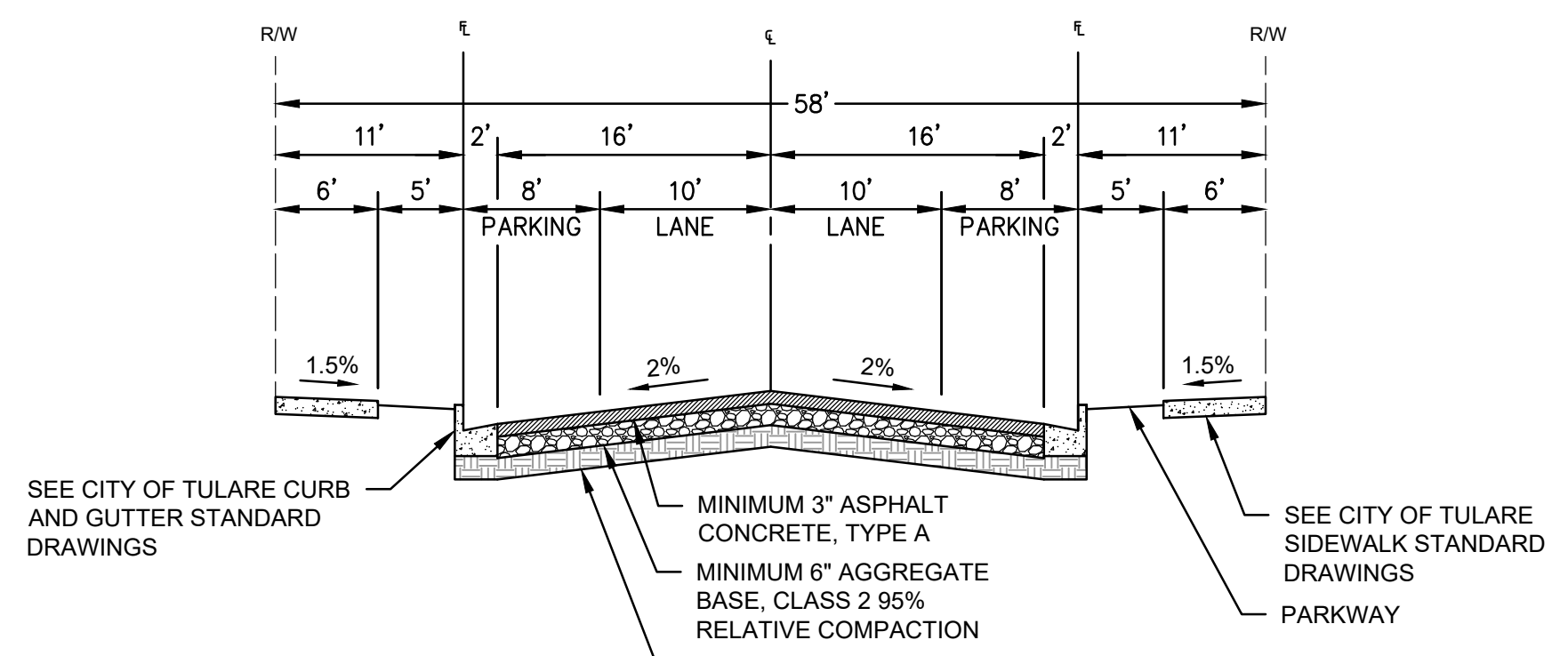
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ALLEY SECTION



C
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LOCAL STREET SECTION



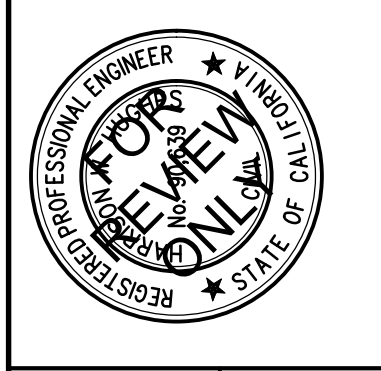
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PRIVATE STREET SECTION

811
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WILD OAK
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CITY OF TULARE
SECTIONS

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CLOVIS, CALIFORNIA 93911
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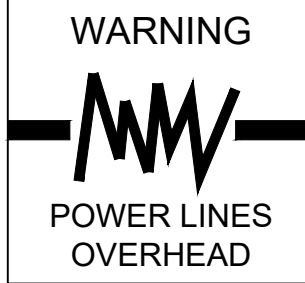
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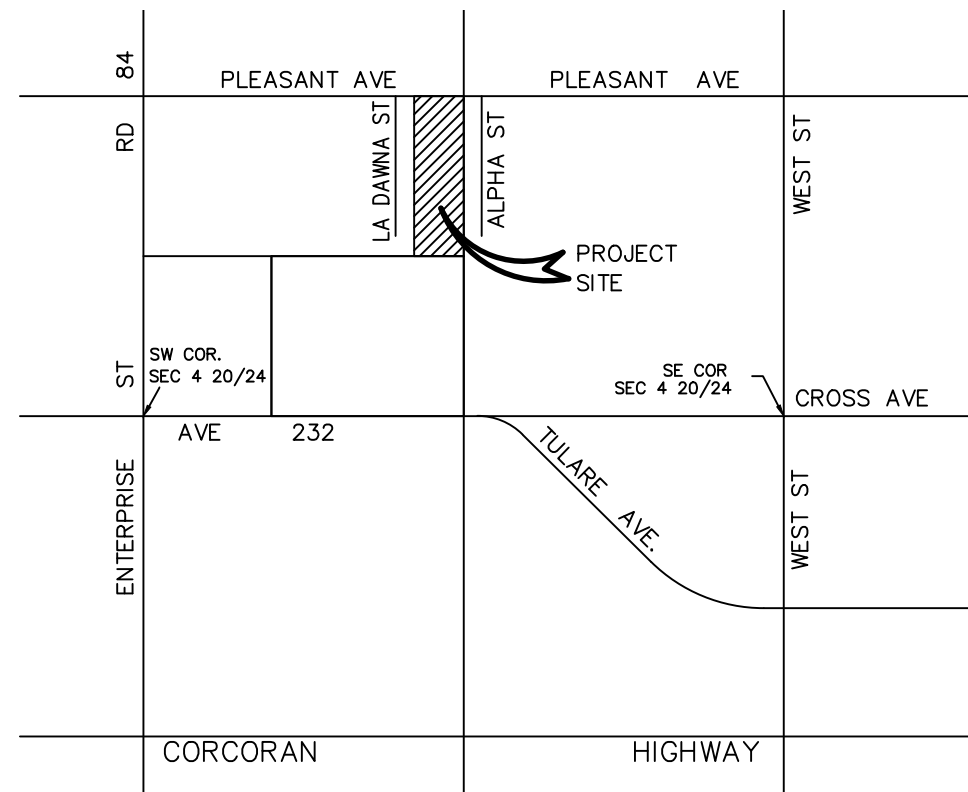


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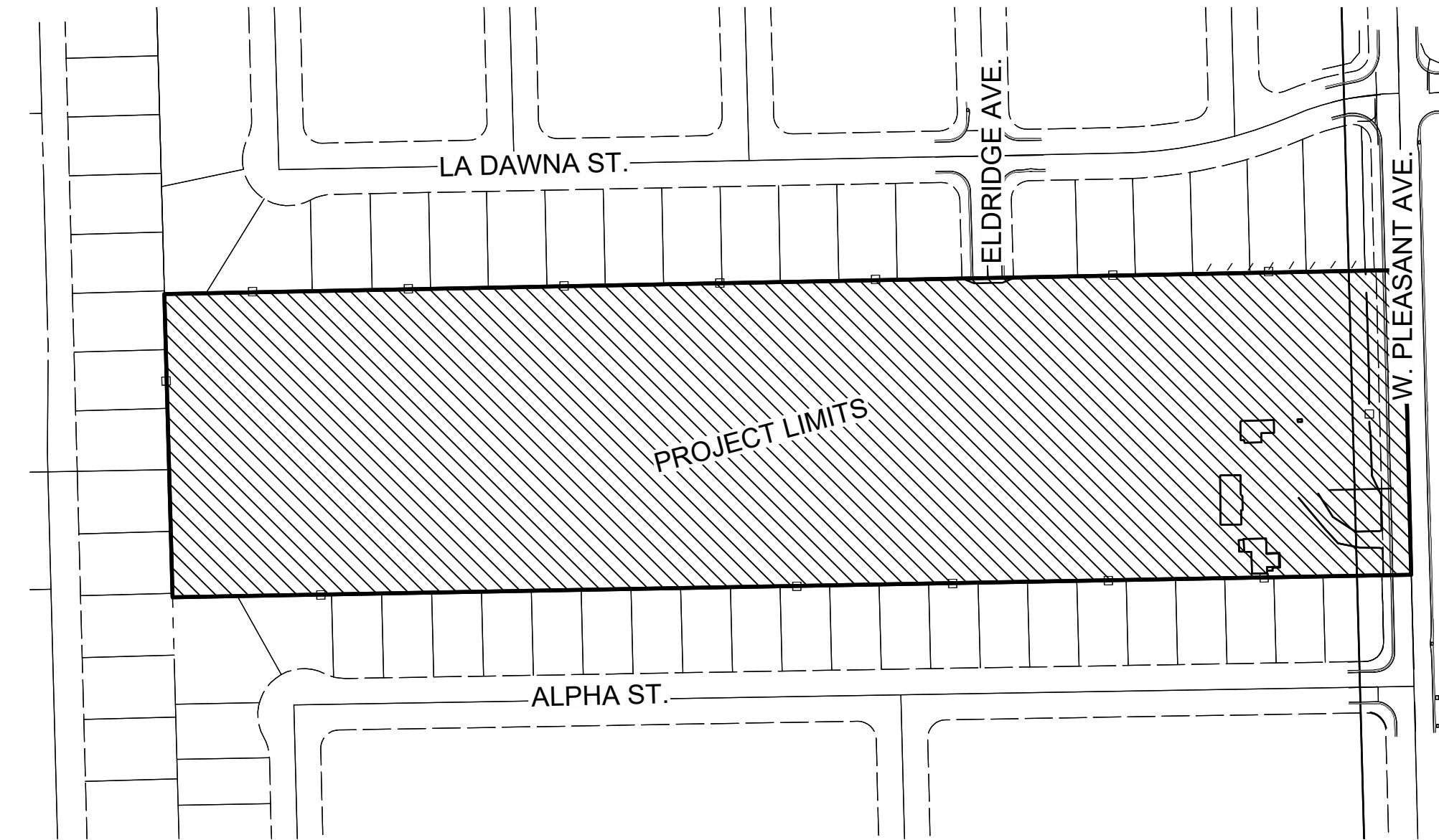


DR HORTON CITY OF TULARE

WILD OAK CONDITIONAL USE PERMIT



VICINITY MAP
NOT TO SCALE



SITE MAP
NOT TO SCALE

SUBDIVIDER STATEMENT

- EXISTING GENERAL PLAN: HIGH DENSITY RESIDENTIAL
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- COMMUNITY PARK AREA: 0.47 ACRES. PERCENTAGE OF AREA DEDICATED TO COMMUNITY PARK COMP. TO GROSS AREA: 5.4%.
- NUMBER OF OUTLOTS: 15.
- OUTLOT AREA: 3.78 ACRES. USES LANDSCAPE LOTS, PRIVATE STREETS, AND COMMUNITY PARK.

GENERAL NOTES

- APN: 168-020-003
- SITE AREA: 10.44 AC
- SITE DRAINAGE: CONNECT TO EXISTING LINE
- 24" STORM DRAIN LINE IN PLEASANT AVENUE.
- TRASH COLLECTION: CITY OF TULARE
- PROPOSED SEWERAGE: CITY OF TULARE PUBLIC WORKS. CONNECT TO EXISTING MAIN IN PLEASANT AVENUE.
- WATER: CITY OF TULARE. CONNECT TO EXISTING MAIN IN PLEASANT AVENUE AND ELDRIDGE AVE.
- FIRE PROTECTION: CITY OF TULARE FIRE DEPARTMENT
- FLOOD ZONE: ZONE X
- LOT SIZES FOR R-1-4: 40' WIDE BY 80' DEEP MIN (VARIES)
- ALL ALLEYS SHALL BE PLACARD AND PAINTED "NO PARKING"
- A HOME OWNER'S ASSOCIATION WILL BE CREATED TO MAINTAIN LANDSCAPING WITHIN ROAD RIGHT-OF-WAY
- THE PROPERTY IS NOT LOCATED WITHIN THE "AIRPORT INFLUENCE AREA".

PROPERTY OWNER

JIM CLIFF VAN VALKENBURG
AND CAROLYN MENDENHALL
AND CATHY D. VOWELL

2043 WEST PLEASANT AVENUE
TULARE, CA 93274

PROPERTY LEGAL DESCRIPTION:

THE PORTION OF LOT 13 OF RUSSELL COLONY, IN THE CITY OF TULARE, COUNTY OF TULARE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4, PAGE 15 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT DISTANT 324.76 FEET EAST OF THE NORTHWEST CORNER THEREOF AND RUNNING THENCE EAST ALONG SAID NORTH LINE 330.72 FEET TO A POINT 377.36 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH 1320.26 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT WHICH IS DISTANT 375.44 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT; THENCE WEST ALONG SAID SOUTH LINE 329.06 FEET TO A POINT WHICH IS 323.15 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT AND THENCE NORTH 1320.79 FEET TO THE POINT OF BEGINNING.

FLOOD ZONE INFORMATION

AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, PANEL NUMBER 06107C1250E, FOR COMMUNITY NO. 065065, CITY OF TULARE, TULARE COUNTY, CALIFORNIA, EFFECTIVE JUNE 16, 2009, THE PROPERTY LIES IN THE ZONE X AREA OF 1% DEPTH LESS THAN 1 FOOT.

TOPOGRAPHY NOTE

TOPOGRAPHY SHOWN WAS COLLECTED BY PROVOST & PRITCHARD CONSULTING GROUP DURING A FIELD SURVEY CONDUCTED IN JANUARY OF 2022.

BOUNDARY NOTE

THE BOUNDARY/EASEMENT INFORMATION SHOWN ON THESE PLANS IS BASED UPON RECORD INFORMATION TIED TO PHYSICAL MONUMENTS, AND WAS PREPARED UNDER THE DIRECTION OF TIMOTHY M. ODOM, PLS 8468.

BASIS OF BEARINGS

THE SOUTH LINE OF SECTION 4, 20/24, M.D.B. & M. WAS TAKEN AS NORTH 88°21'55" EAST, AS SHOWN ON RECORD OF SURVEY RECORDED IN BOOK 15 OF LICENSED SURVEYS AT PAGE 17, TULARE COUNTY RECORDS

BENCHMARKS

PROJECT BENCHMARK
SITE B.M.#1 - ELEV. 277.60. LOCATED ON N.W. CORNER OF HEADWALL ON THE S. SIDE OF TULARE AVE., 194'+/- WEST OF THE S 1/4 COR. SEC. 4 20/24. THIS SITE B.M. IS BASED ON THE CITY OF TULARE B.M.#22 WHICH WAS REMOVED DURING CONSTR. OF CANAL PIPING.

PROPERTY DIVISION CERTIFICATE

I HEREBY APPLY FOR APPROVAL OF THE DIVISION OF THE REAL PROPERTY SHOWN IN THIS PLAT AND CERTIFY THAT I AM THE LEGAL OWNER (OR AUTHORIZED AGENT OF THE LEGAL OWNER) OF THE PROPERTY AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF".

SIGNATURE _____

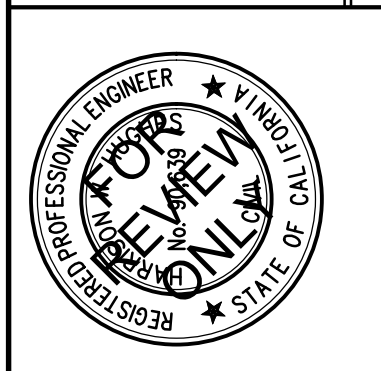
ADDRESS _____

CAPACITY _____

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	SITE PLAN
3	SECTIONS

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PRELIMINARY
NOT FOR CONSTRUCTION
5/17/22



WILD OAK
DR HORTON
CITY OF TULARE
COVER SHEET



DESIGN ENGINEER:
HARRISON HUGHES
LICENSE NO:
90639

DRAFTED BY: HWH
CHECKED BY: MJB

DATE: 5/17/22
JOB NO: 159421004

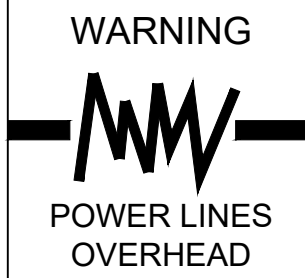
PROJECT NO:
PHASE: CUP

0 1"
ORIGINAL SCALE SHOWN IS ONE
INCH. ADJUST SCALE FOR
REDUCED OR ENLARGED PLANS.

SHEET 1
OF 3

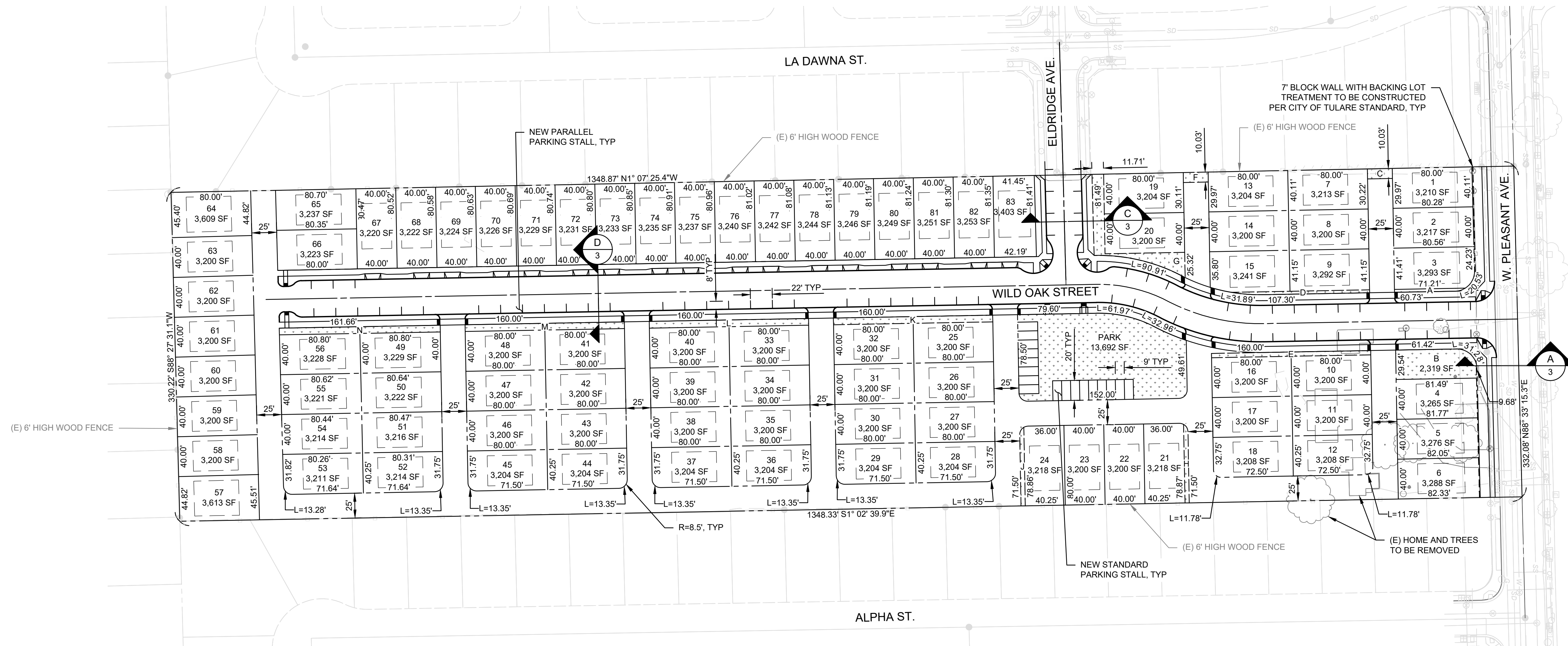


Know what's below.
Call before you dig.



WARNING

POWER LINES
OVERHEAD



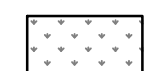
NOTES

- ALL DRIVE APPROACHES SHALL BE 16' WIDE AND CONSTRUCTED PER CITY OF TULARE STANDARDS
- ALL ALLEY APPROACHES SHALL BE 25' WIDE AND CONSTRUCTED PER CITY OF TULARE STANDARDS.
- ALL ALLEYS SHALL BE CONSTRUCTED PER SECTION B, SHEET 3.
- LOTS 1-3, 7-9, 19, 20, AND 63-66 WILL BE REQUIRED TO BRING THEIR REFUSE TOTES OUT TO 1ST STREET IN DESIGNATED LOCATIONS FOR TRASH PICKUP.

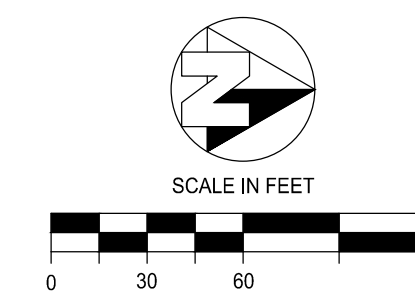
PARKING NOTES

- PARALLEL PARKING STALLS SHALL BE A MINIMUM OF 8' WIDE BY 22' LONG (53 STALLS TOTAL).
- STANDARD PARKING STALLS SHALL BE A MINIMUM OF 9' WIDE BY 20' LONG (17 STALLS TOTAL).

OUTLOT AREA TABLE	
OUTLOT	AREA (SF)
A	201
B	2319
C	250
D	380
E	686
F	250
G	1738
H	327
J	326
K	1080
L	1080
M	1080
N	1091
PARK	13682

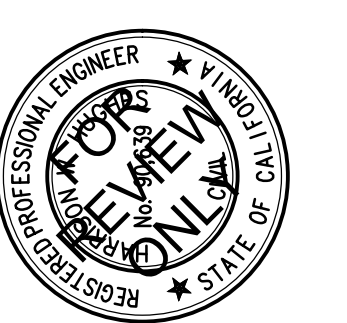


PROPOSED OPEN SPACE AREAS



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PRELIMINARY
NOT FOR CONSTRUCTION
5/17/22



WILD OAK
DR HORTON
CITY OF TULARE
SITE PLAN

EST. 1968
PROVOST & PRITCHARD
CONSULTING GROUP
An Employee Owned Company
425 W. PEARL AVENUE
TULARE, CALIFORNIA 95311
5804427000 FAX 58044952715
mailto:provost@provostpritchard.com

DESIGN ENGINEER:
HARRISON HUGHES
LICENSE NO:
90639

DRAFTED BY:
HWH

CHECKED BY:
MJB

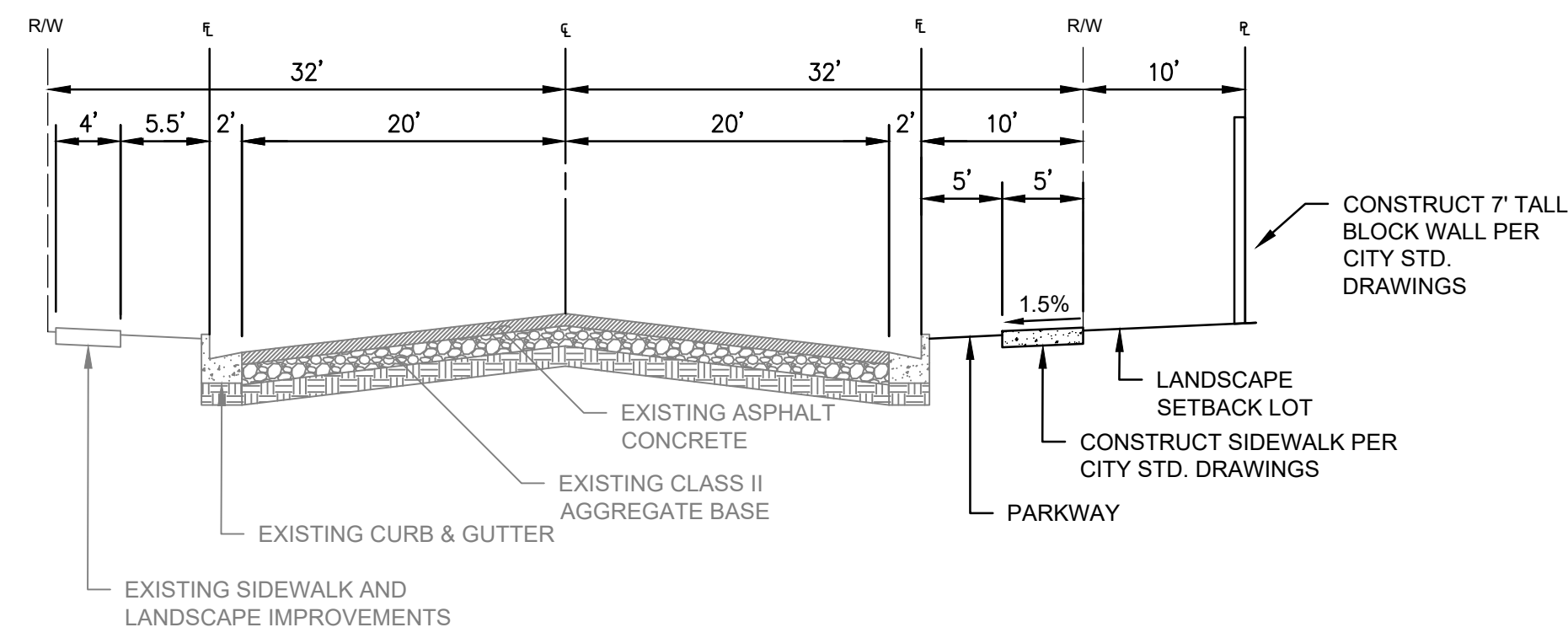
DATE: 5/17/22

JOB NO: 159421004

PROJECT NO:
PHASE: CUP

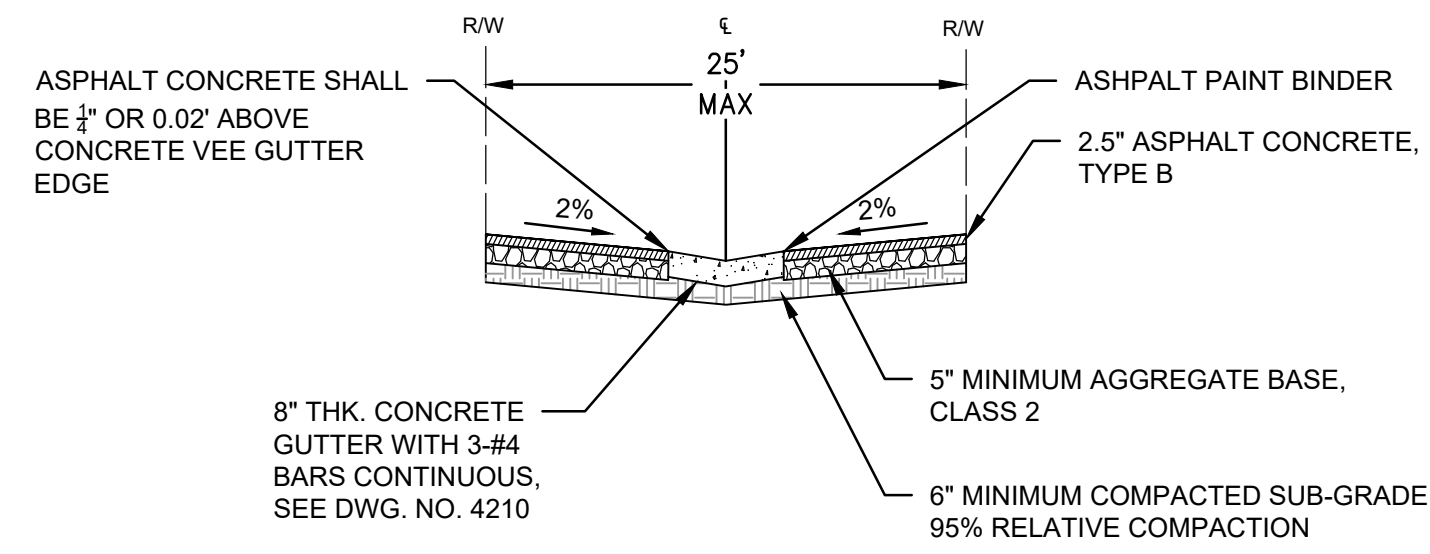
ORIGINAL SCALE SHOWN IS ONE
INCH. ADJUST SCALE FOR
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SHEET
2
OF 3



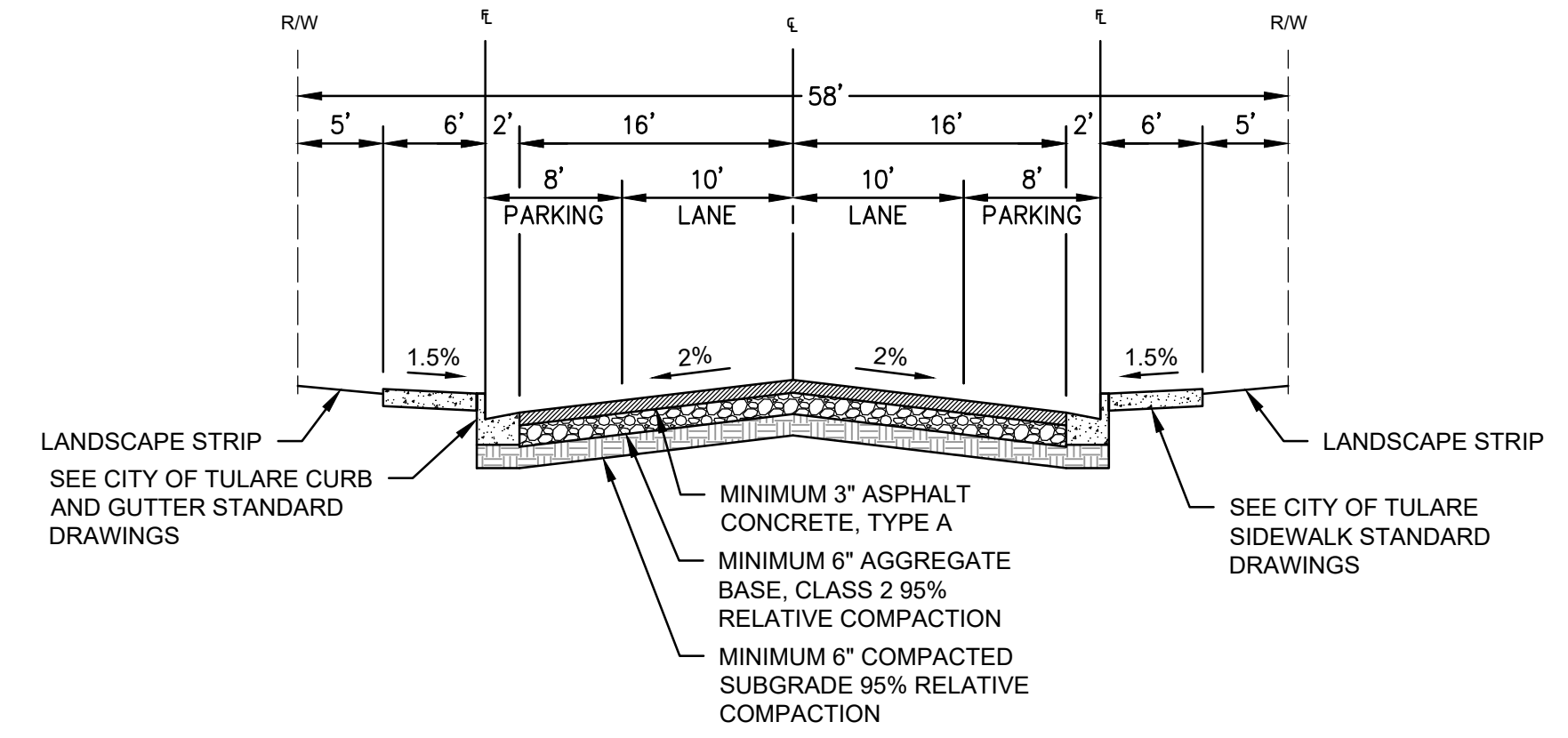
A
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PLEASANT AVENUE SECTION



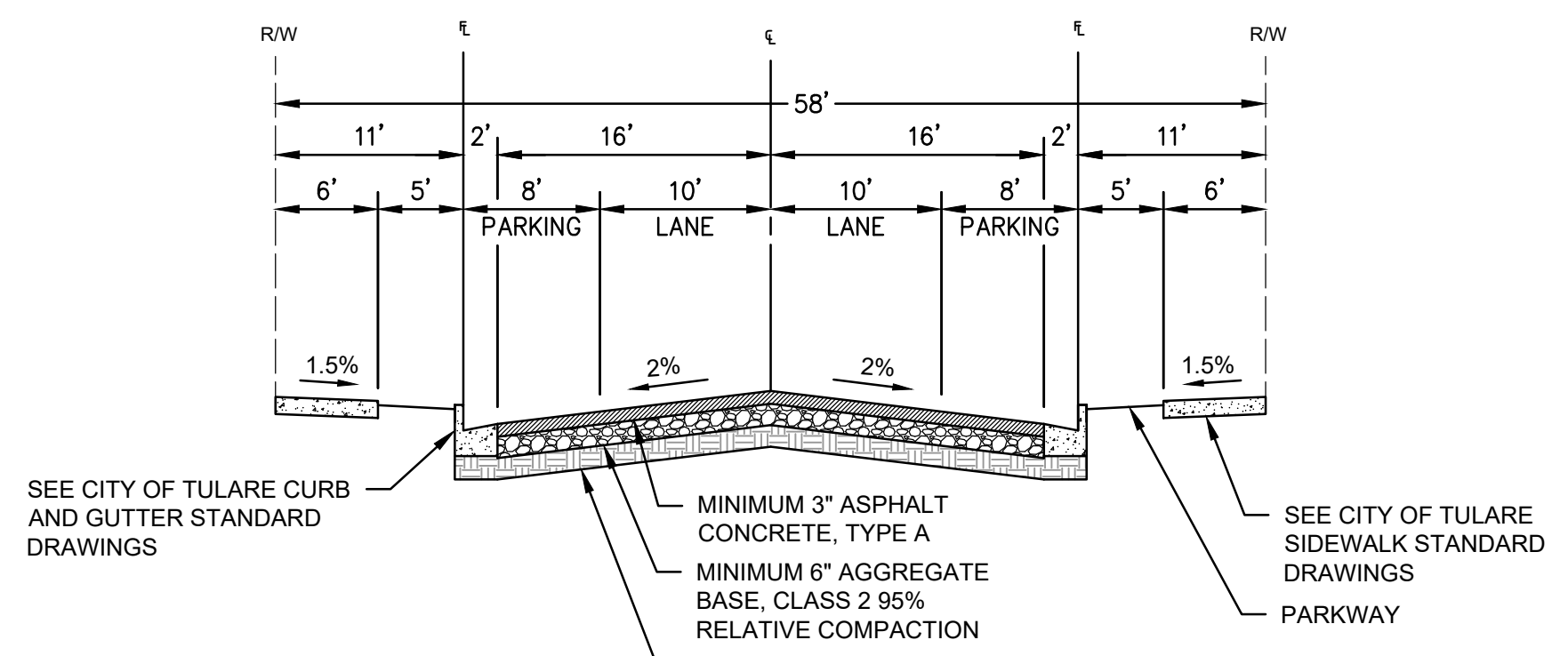
B
3

ALLEY SECTION



C
3

LOCAL STREET SECTION

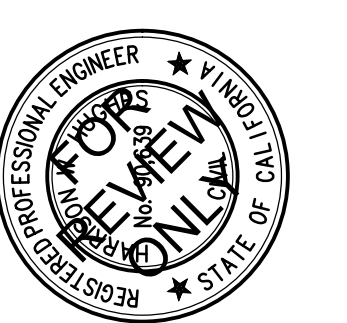


D
3

PRIVATE STREET SECTION

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5/17/22



WILD OAK
DR HORTON
CITY OF TULARE

EST. 1968
PROVOST & PRITCHARD
CONSULTING GROUP
An Employee Owned Company
105 W FERR AVENUE
CLOVIS, CALIFORNIA 93611
559.462.7000 FAX 559.469.2715
info@provostandpritchard.com

DESIGN ENGINEER:
HARRISON HUGHES
LICENSE NO:
90639

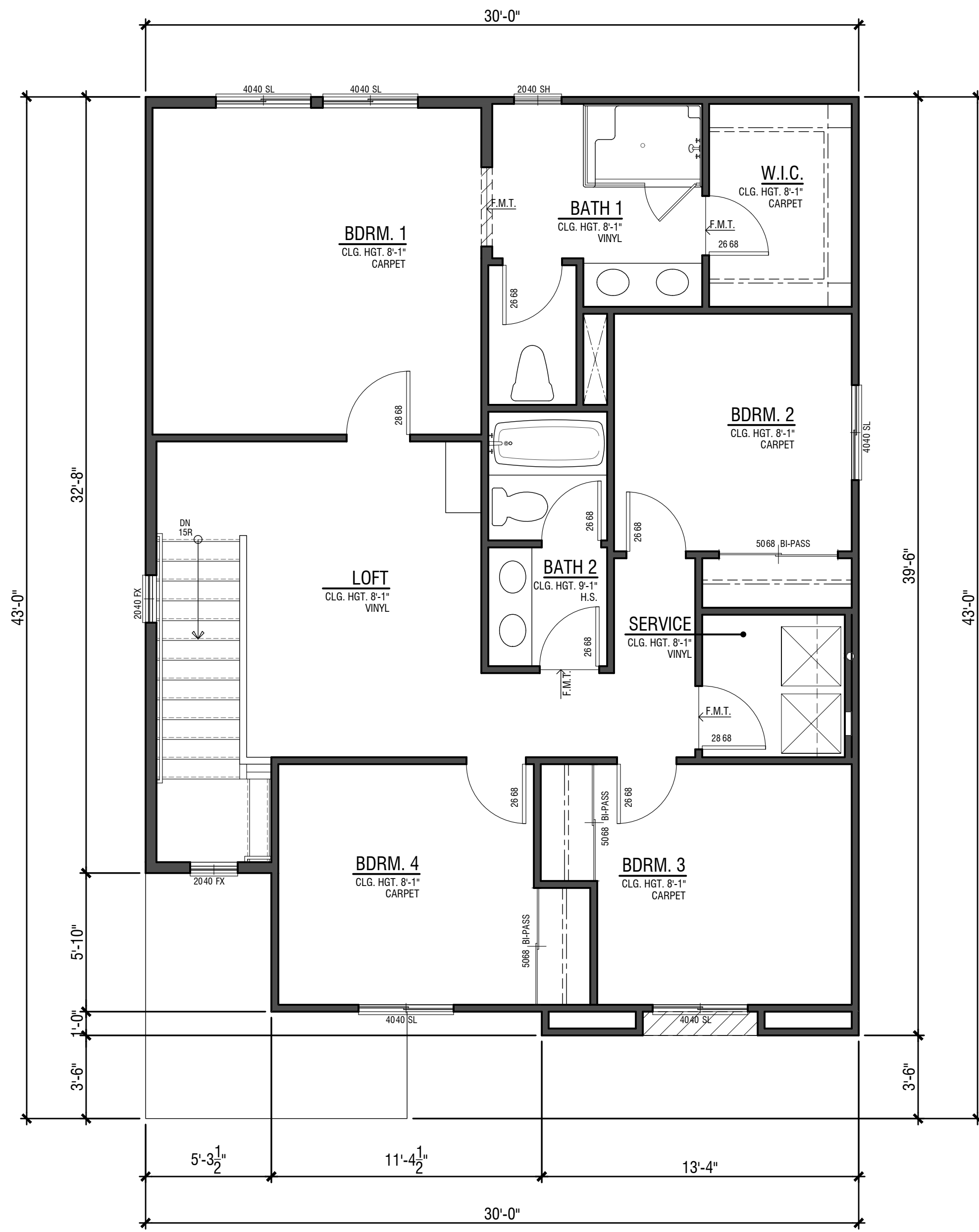
DRAFTED BY: HWH CHECKED BY: MJB

DATE: 5/17/22
JOB NO: 159421004

PROJECT NO:
PHASE: CUP

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INCH ADJUST SCALE FOR
REDUCED OR ENLARGED PLANS.

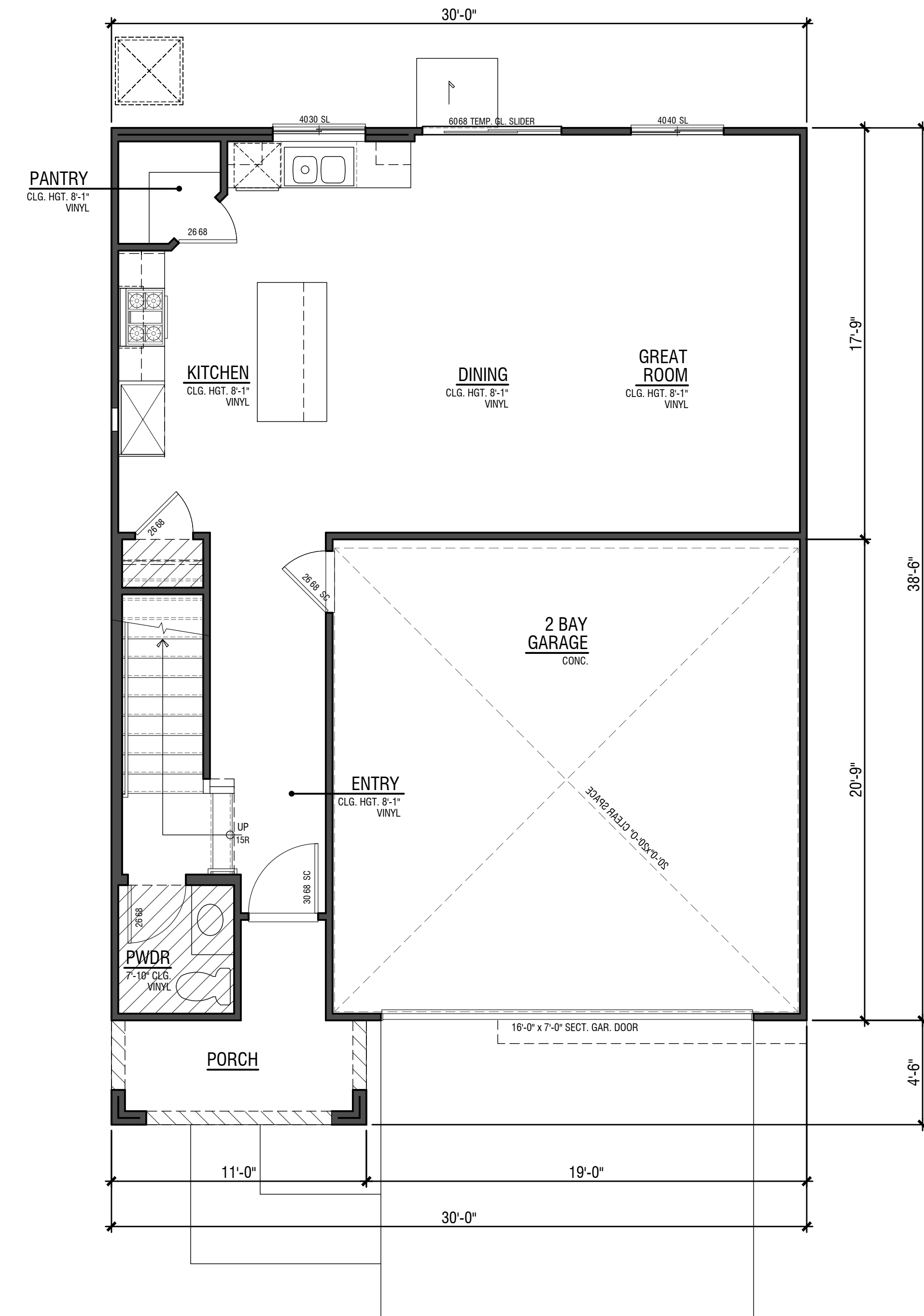
SHEET
3
OF 3



Upper Floor - 1062 SF

PLAN 3.1775

1,775 SF
 4 Bdrm | 2.5 Bath | Loft
 2 Bay Garage
 8' | 8' Plates



Lower Floor - 713 SF

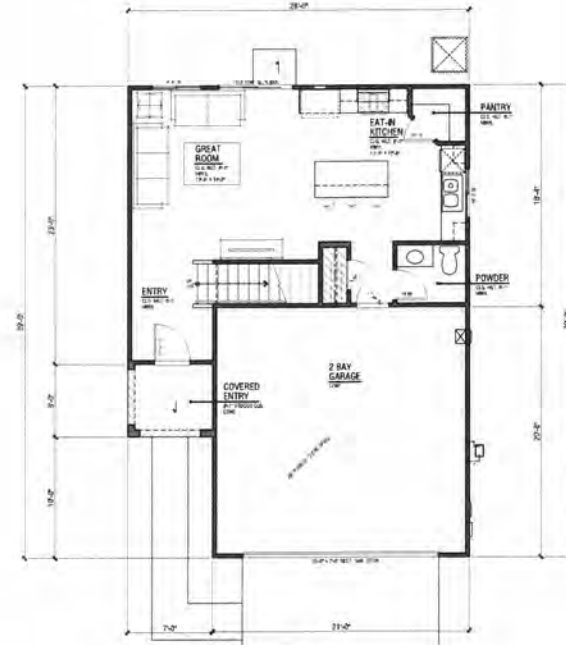
1A | CALIFORNIA HACIENDA



Upper Floor - 831 SF

PLAN 4.1378

1,378 SF
 3 Bdrm | 2.5 Bath
 2 Bay Garage
 8' | 8' Plates



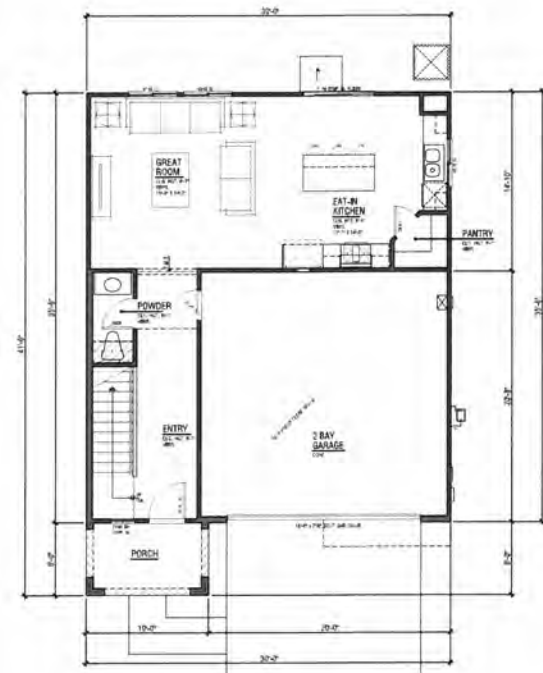
Lower Floor - 547 SF



Upper Floor - 946 SF

PLAN 5.1583

1,583 SF
 3 Bdrm | 2.5 Bath | Loft
 2 Bay Garage
 8' | 8' Plates


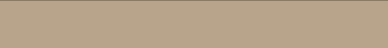
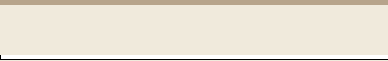

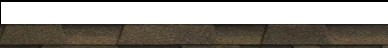

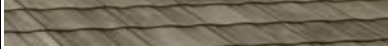



Lower Floor - 637 SF

EXTERIOR COLOR SPECIFICATIONS

5/11/2022

SCHEME 101 - AMERICANA (A)

Color Blocking Key	Item	Manufacturer	Color & Name
	Primary Body	La Habra/Omega/Western (Sherwin Williams Paint Match)	2820 Downing Earth (La Habra: 16/20 Float Base 200 Color 262259) (Omega: 3/4 1070 Base 2 16/20 Sand)(Western: 18181 -25% Base B Medium)
	Stucco Wainscot and Stucco trim (around windows and garage)	La Habra/Omega/Western (Sherwin Williams Paint Match)	7534 Outer Banks
	Trim (Wood Trim, Corbels, Fascia Boards, Garage Man Door, Front Door Casing)	Sherwin Williams	6385 Dover White
	Garage Door	Sherwin Williams	6385 Dover White
	Front Door <u>only</u> not casing	Sherwin Williams	7675 Sealskin
	Windows	Plygem	Horton & Express -White
	Composition Roof	GAF Timberline HDZ RS	Aged Chestnut
	Tile Roof	Eagle Roofing	2687, Brown Gray Range Malibu

Plan 1



Plan 3



Plan 2



EXTERIOR COLOR SPECIFICATIONS

5/11/2022

SCHEME 102 - AMERICANA (A)

Color Blocking Key	Item	Manufacturer	Color & Name
	Primary Body	La Habra/Omega/Western (Sherwin Williams Paint Match)	7673 Pewter Cast (La Habra: 16/20 Float Base 200, Color 279600)(Omega: 1/2 A 831 Base 2 16/20 Sand)(Western: 17593 Base B Medium)
	Stucco Wainscot, Stucco Trim (around windows and garage)	La Habra/Omega/Western (Sherwin Williams Paint Match)	7648 Big Chill
	Trim (Wood Trim, Corbels, Fascia Boards, Garage Man Door, Front Door Casing)	Sherwin Williams	7004 Snowbound
	Garage Door	Sherwin Williams	7004 Snowbound
	Front Door <u>only</u> not casing	Sherwin Williams	6990 Caviar
	Windows	Plygem	Horton & Express - White
	Composition Roof	GAF Timberline HDZ RS	Aged Chestnut
	Tile Roof	Eagle Roofing	2687, Brown Gray Range Malibu

Plan 1



Plan 2



Plan 3



EXTERIOR COLOR SPECIFICATIONS

5/11/2022

SCHEME 103 - AMERICANA (A)

Color Blocking Key	Item	Manufacturer	Color & Name
	Primary Body	La Habra/Omega/Western (Sherwin Williams Paint Match)	6154 Naere (La Habra: 16/20 Float Base 200, Color 263858)(Omega: 1/2 15 Base 2 16/20 Sand)(Western: #18362 Base A Med. Lace)
	Stucco Wainscot, stucco trim (around windows and garage door)	La Habra/Omega/Western (Sherwin Williams Paint Match)	9127 At Ease Soldier
	Trim (Wood Trim, Corbels, Fascia Boards, Garage Man Door, Door Casing)	Sherwin Williams	9127 At Ease Soldier
	Garage Door	Sherwin Williams	6166 Eclipse
	Front Door <u>only</u> not casing	Sherwin Williams	6166 Eclipse
	Windows	Plygem	Horton & Express -White
	Composition Roof	GAF Timberline HDZ RS	Aged Chestnut
	Tile Roof	Eagle Roofing	2687, Brown Gray Range Malibu

Plan 1

Plan 2




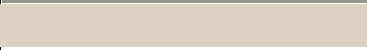


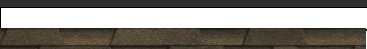
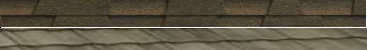


Plan 3



EXTERIOR COLOR SPECIFICATIONS

5/11/2022

SCHEME 104 - AMERICANA (A)

Color Blocking Key	Item	Manufacturer	Color & Name
	Primary Body	La Habra/Omega/Western (Sherwin Williams Paint Match)	9130 Evergreen Fog (La Habra: 16/20 Float Base 100, Color 279602)(Omega: 3/4 A 436 Base 2 16/20 Sand) (Western: 18434 #3 Base B Medium)
	Wainscot Stucco, Stucco trim (around windows and garage door)	La Habra/Omega/Western (Sherwin Williams Paint Match)	7543 Avenue Tan
	Trim (Wood Trim, Corbels, Fascia Boards, Garage Man Door, Door Casing)	Sherwin Williams	7008 Alabaster
	Garage Door	Sherwin Williams	7567 Natural Tan
	Front Door <u>only</u> not casing	Sherwin Williams	6258 Tricorn Black
	Windows	Plygem	Horton & Express - White
	Composition Roof	GAF Timberline HDZ RS	Aged Chestnut
	Tile Roof	Eagle Roofing	2687, Brown Gray Range Malibu

Plan 1

Plan 2



Plan 3



EXTERIOR COLOR SPECIFICATIONS

5/11/2022

SCHEME 105 - FARMHOUSE (B)

Color Blocking Key	Item	Manufacturer	Color & Name
	Primary Body	La Habra/Omega/Western (Sherwin Williams Paint Match)	7043 Worldly Gray (La Habra: 16/20 Float Base 200, Color 278479)(Omega: 1/2 A 119 Base 2 16/20 Sand)(Western: #17933 Base B Med. Lace)
	Accent Siding 1	Sherwin Williams	7048 Urbane Bronze
	Accent Siding 2	Sherwin Williams	7048 Urbane Bronze
	Trim (Wood Trim, Corbels, Fascia Boards, Garage Man Door, Front Door Casing)	Sherwin Williams	7048 Urbane Bronze
	Garage Door (wrap the popouts on inside of garage)	Sherwin Williams	7048 Urbane Bronze
	Front Door <u>only</u> not casing/Shutters (N421 Only)	Sherwin Williams	0048 Bungalow Blue
	Front Entry Wood Column and bottom of second story trim	Sherwin Williams	7048 Urbane Bronze
	Windows	Plygem	Horton & Express - White
	Composition Roof	GAF Timberline HDZ RS	Aged Chestnut
	Tile Roof	Eagle Roofing	5687, Brown Gray Range Ponderosa

Plan 1

Plan 2













Plan 3



EXTERIOR COLOR SPECIFICATIONS

5/11/2022

SCHEME 106 - FARMHOUSE (B)

Color Blocking Key	Item	Manufacturer	Color & Name
	Primary Body	La Habra/Omega/Western (Sherwin Williams Paint Match)	7008 Alabaster (La Habra: 16/20 Float Base 100, Color 261105)(Omega: 1/2 A 872 Base 10 16/20 Sand)(Western: #15233 Base B Med. Lace)
	Accent Siding 1	Sherwin Williams	7052 Gray Area
	Accent Siding 2	Sherwin Williams	7052 Gray Area
	Trim (Corbels, Fascia Boards, Garage Man Door and Front Door Casing)	Sherwin Williams	7020 Black Fox
	Garage Door	Sherwin Williams	6207 Retreat
	Front Door <i>only</i> not casing/Shutters (N421 Only)	Sherwin Williams	6207 Retreat
	Front Entry Wood Column and bottom of second story trim	Sherwin Williams	7020 Black Fox
	Windows	Plygem	Horton & Express - White
	Composition Roof	GAF Timberline HDZ RS	Aged Chestnut
	Tile Roof	Eagle Roofing	5687, Brown Gray Range Ponderosa

Plan 1

Plan 2



Plan 3



EXTERIOR COLOR SPECIFICATIONS

5/11/2022

SCHEME 107 - FARMHOUSE (B)

Color Blocking Key	Item	Manufacturer	Color & Name
	Primary Body	La Habra/Omega/Western (Sherwin Williams Paint Match)	7646 First Star (La Habra: 16/20 Float Base 100, Color 227066)(Omega: 1/4 A 267 Base 2 16/20 Sand)(Western: #18365 Base A Med. Lace)
	Accent Siding 1	Sherwin Williams	0077 Classic French Gray
	Accent Siding 2	Sherwin Williams	2739 Charcoal Blue
	Trim (Corbels, Fascia Boards, Garage Man Door and Front Door Casing)	Sherwin Williams	7005 Pure White
	Garage Door	Sherwin Williams	0077 Classic French Gray
	Front Door <i>only</i> not casing/Shutters (N421 Only)	Sherwin Williams	0077 Classic French Gray
	Front Entry Wood Column and bottom of second story trim	Sherwin Williams	0077 Classic French Gray
	Windows	Plygem	Horton & Express - White
	Composition Roof	GAF Timberline HDZ RS	Aged Chestnut
	Tile Roof	Eagle Roofing	5687, Brown Gray Range Ponderosa

Plan 1

Plan 2



Plan 3



EXTERIOR COLOR SPECIFICATIONS

5/11/2022

SCHEME 108 - FARMHOUSE (B)

Color Blocking Key	Item	Manufacturer	Color & Name
	Primary Body	La Habra/Omega/Western (Sherwin Williams Paint Match)	7005 Pure White (La Habra: 16/20 Float Base 100, Color 261784)(Omega: 1/4 12 Base 10 16/20 Sand)(Western: #17889 Base A Med. Lace)
	Accent Siding 1	Sherwin Williams	7005 Pure White
	Accent Siding 2	Sherwin Williams	7005 Pure White
	Trim (Corbels, Fascia Boards, Garage Man Door and Front Door Casing)	Sherwin Williams	6991 Black Magic
	Garage Door	Sherwin Williams	6991 Black Magic
	Front Door <u>only</u> not casing/Shutters (N421 Only)	Sherwin Williams	6991 Black Magic
	Front Entry Wood Column and bottom of second story trim	Sherwin Williams	6991 Black Magic
	Windows	Plygem	Horton & Express - White
	Composition Roof	GAF Timberline HDZ RS	Aged Chestnut
	Tile Roof	Eagle Roofing	5687, Brown Gray Range Ponderosa

Plan 1

Plan 2




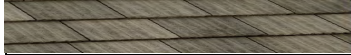
Plan 3



EXTERIOR COLOR SPECIFICATIONS

5/11/2022

SCHEME 109 - FARMHOUSE (B)

Color Blocking Key	Item	Manufacturer	Color & Name
	Primary Body	La Habra/Omega/Western (Sherwin Williams Paint Match)	7005 Pure White (La Habra: 16/20 Float Base 100, Color 261784)(Omega: 1/4 12 Base 10 16/20 Sand)(Western: #17889 Base A Med. Lace)
	Accent Siding 1	Sherwin Williams	7059 Unusual Gray
	Accent Siding 2	Sherwin Williams	7068 Grizzle Gray
	Trim (Corbels, Fascia Boards, Garage Man Door and Front Door Casing)	Sherwin Williams	7005 Pure White
	Garage Door	Sherwin Williams	7059 Unusual Gray
	Front Door only not casing/Shutters (N421 Only)	Sherwin Williams	7025 Backdrop
	Front Entry Wood Column and bottom of second story trim	Sherwin Williams	7068 Grizzle Gray
	Windows	Plygem	Horton & Express - White
	Composition Roof	GAF Timberline HDZ RS	Aged Chestnut
	Tile Roof	Eagle Roofing	5687, Brown Gray Range Ponderosa

Plan 1

Plan 2





Plan 3



EXTERIOR COLOR SPECIFICATIONS

5/11/2022

SCHEME 110 - CRAFTSMAN (C)

Color Blocking Key	Item	Manufacturer	Color & Name
	Primary Body	La Habra/Omega/Western (Sherwin Williams Paint Match)	7045 Intellectual Gray (La Habra: 16/20 Float Base 200, Color X-81588)(Omega: 1 1/2 A 524 Base 2 16/20 Sand)(Western: #17856 Base B Med. Lace)
	Siding	Sherwin Williams	7046 Anonymous
	Trim (Wood Trim, Fascia Boards, Garage man Door, Front Entry Columns and front door casing)	Sherwin Williams	7048 Urbane Bronze
	Garage Door	Sherwin Williams	7046 Anonymous
	Front Door only not casing	Sherwin Williams	7043 Worldly Gray
	Stone (El Dorado)	El Dorado Cliffstone	Montecito
	Stone (Environmental Stone)	Environment Stone Works	Eagles Nook Mountain Ledgestone
	Windows	Plygem	Horton & Express - White
	Composition Roof	GAF Timberline HDZ RS	Aged Chestnut
	Tile Roof	Eagle Roofing	5687, Brown Gray Range Ponderosa

Plan 1



Plan 2





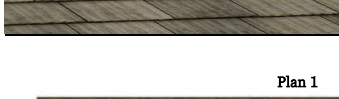
Plan 3



EXTERIOR COLOR SPECIFICATIONS

5/11/2022

SCHEME 111 - CRAFTSMAN (C)

Color Blocking Key	Item	Manufacturer	Color & Name
	Primary Body	La Habra/Omega/Western (Sherwin Williams Paint Match)	7059 Unusual Gray (La Habra: 16/20 Float Base 100, Color 280191)(Omega: 3/8 A 884 Base 2 16/20 Sand)(Western: #18370 Base B Med. Lace)
	Siding	Sherwin Williams	7060 Attitude Gray
	Trim (Wood Trim, Fascia Boards, Garage man Door, Front Entry Columns and front door casing)	Sherwin Williams	7014 Eider White
	Garage Door	Sherwin Williams	7014 Eider White
	Front Door <i>only not casing</i>	Sherwin Williams	6188 Shade Grown
	Stone (El Dorado)	El Dorado European Ledge	Glacier
	Stone (Environmental Stone)	Environmental Stone	Cedar Mesa ProStack Lite
	Windows	Plygem	Horton & Express - White
	Composition Roof	GAF Timberline HDZ RS	Aged Chestnut
	Tile Roof	Eagle Roofing	5687, Brown Gray Range Ponderosa

Plan 1



Plan 2



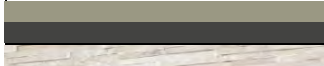

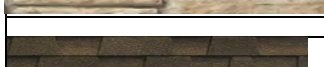

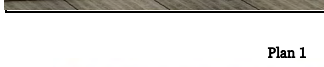





Plan 3



EXTERIOR COLOR BLOCKING
SCHEME 112 - CRAFTSMAN (C)

5/11/2022

Color Blocking Key	Item	Manufacturer	Color & Name
	Primary Body	La Habra/Omega/Western (Sherwin Williams Paint Match)	6170 Techno Gray (La Habra: 16/20 Float Base 200, Color 261106)(Omega: 1 1/4 A 790 Base 2 16/20 Sand)(Western: #17513 Base B Med. Lace)
	Siding	Sherwin Williams	7748 Green Earth
	Trim (Wood Trim, Fascia Boards, Garage man Door, Front Entry Columns and front door casing)	Sherwin Williams	7008 Alabaster
	Garage Door	Sherwin Williams	7748 Green Earth
	Front Door <i>only</i> not casing	Sherwin Williams	7069 Iron Ore
	Stone	El Dorado European Ledge	Cottonwood
	Stone	Environmental Stone	Buff Cut Limestone
	Windows	Plygem	Horton & Express - White
	Composition Roof	GAF Timberline HDZ RS	Aged Chestnut
	Tile Roof	Eagle Roofing	5687, Brown Gray Range Ponderosa

Plan 1


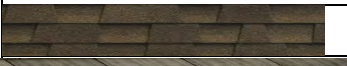



Plan 2



Plan 3



EXTERIOR COLOR BLOCKING			5/11/2022
SCHEME 113 - CRAFTSMAN (C)			
Color Blocking Key	Item	Manufacturer	Color & Name
	Primary Body	La Habra/Omega/Western (Sherwin Williams Paint Match)	6254 Lazy Gray (La Habra: 16/20 Float Base 200, Color 278489)(Omega: 3/4 A 694 Base 2 16/20 Sand)(Western: 18197 Base A Medium Lace)
	Siding	Sherwin Williams	6256 Serious Gray
	Trim (Wood Trim, Fascia Boards, Garage man Door, Front Entry Column and front door casing)	Sherwin Williams	7006 Extra White
	Garage Door	Sherwin Williams	6256 Serious Gray
	Front Door <i>only</i> not casing	Sherwin Williams	7615 Sea Serpent
	Stone	El Dorado European Ledge	Sidewalk
	Stone	Environmental Stone	Slate Southern Ledgestone
	Windows	Plygem	Horton & Express - White
	Composition Roof	GAF Timberline HDZ RS	Aged Chestnut
	Tile Roof	Eagle Roofing	5687, Brown Gray Range Ponderosa

Plan 1



Plan 2






Plan 3



EXTERIOR COLOR BLOCKING

5/11/2022

SCHEME 114 - CRAFTSMAN (C)			
Color Blocking Key	Item	Manufacturer	Color & Name
	Primary Body	La Habra/Omega/Western (Sherwin Williams Paint Match)	9163 Tin Lizzie (La Habra: 16/20 Float Base 200, Color 278490)(Omega: 3/4 A 92 Base 2 16/20 Sand)(Western: 18372 -15% Base B Medium)
	Siding	Sherwin Williams	7649 Silverplate
	Trim (Wood Trim, Fascia Boards, Garage man Door, Front Entry Column and front door casing)	Sherwin Williams	7004 Snowbound
	Garage Door	Sherwin Williams	7004 Snowbound
	Front Door <u>only</u> not casing	Sherwin Williams	7617 Mediterranean
	Brick	TundraBrick	Ashland
	Brick	Environmental Stone	Grey Drift Tumbled Brick
	Windows	Plygem	Horton & Express - White
	Composition Roof	GAF Timberline HDZ RS	Aged Chestnut
	Tile Roof	Eagle Roofing	5687, Brown Gray Range Ponderosa

Plan 1



Plan 2



Plan 3





1A | Americana

Scheme 101



2A | Americana

Scheme 101



3A | Americana

Scheme 101



1A | Americana

Scheme 102



2A | Americana

Scheme 102



3A | Americana

Scheme 102



1A | Americana

Scheme 103



2A | Americana

Scheme 103



3A | Americana

Scheme 103



1A | Americana

Scheme 104



2A | Americana

Scheme 104



3A | Americana

Scheme 104



1B | Farmhouse

Scheme 105



2B | Farmhouse

Scheme 105



3B | Farmhouse

Scheme 105



1B | Farmhouse

Scheme 106



2B | Farmhouse

Scheme 106



3B | Farmhouse

Scheme 106



1B | Farmhouse

Scheme 107



2B | Farmhouse

Scheme 107



3B | Farmhouse

Scheme 107



1B | Farmhouse

Scheme 108



2B | Farmhouse

Scheme 108



3B | Farmhouse

Scheme 108



1B | Farmhouse

Scheme 109



2B | Farmhouse

Scheme 109



3B | Farmhouse

Scheme 109



1C | Craftsman

Scheme 110



2C | Craftsman

Scheme 110



3C | Craftsman

Scheme 110



1C | Craftsman

Scheme 111



2C | Craftsman

Scheme 111



3C | Craftsman
Scheme 111



1C | Craftsman

Scheme 112



2C | Craftsman

Scheme 112



3C | Craftsman

Scheme 112



1C | Craftsman

Scheme 113



2C | Craftsman

Scheme 113



3C | Craftsman

Scheme 113



1C | Craftsman

Scheme 114



2C | Craftsman

Scheme 114



3C | Craftsman

Scheme 114

Appendix E: Phase I Environmental Site Assessment

Phase I and Limited Phase II Environmental Site Assessment

Wild Oak

2043 West Pleasant Avenue
Tulare, Tulare County, California 93274

Prepared for
Edward R. Perez
Vice President & Environmental Manager
D.R. Horton, Inc.
1341 Horton Circle
Arlington, Texas 76011

May 18, 2022

158226.007.CCV031



10777 Westheimer Road, Suite 975
Houston, Texas 77042

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List of Abbreviations

AAI Rule	40 CFR Part 312, Standards and Practices for All Appropriate Inquiries; Final Rule	FID	California Facility Inventory Database
ACM	asbestos-containing material	FEMA	Federal Emergency Management Agency
AIRS	Aerometric Information Retrieval System	FFIS	Federal Facilities Information System
amsl	above mean sea level	FINDS	Facility Index System/Facility Registry System
AOC	area of concern	HASP	Health and Safety Plan
APN	Assessor's Parcel Number	HHRA	Human Health Risk Assessment
AST	aboveground storage tank	HREC	historical recognized environmental condition
ASTM	American Society for Testing and Materials	HRHR	High Risk Historical Record
ASTM E 1527-13	ASTM Standard Practice E 1527-13	HSWA	Hazardous and Solid Waste Amendment
AUL	Activity and Use Limitation	HUD	U.S. Department of Housing and Urban Development
BC	Brown and Caldwell	HVAC	heating, ventilation, and air conditioning
bgs	below ground surface	kg	kilogram
BMP	best management practice	LBP	lead-based paint
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act	LNAPL	light non-aqueous phase liquid
CERCLIS	Comprehensive Environmental Response, Compensation, and Liability Information System	LQG	large quantity generator
CERS	CalEPA Regulated Site	LUST	leaking underground storage tank
COC	chemical of concern	mg/kg	milligrams per kilograms
CPS-SLIC	Cleanup Program Sites - Spills, Leaks, Investigations, and Cleanups	msd	minimum search distance
CREC	controlled recognized environmental condition	NFA	No Further Action
CUPA	Certified Unified Program Agency	NFRAP	No Further Remedial Action Planned
DHI	D.R. Horton, Inc.	NPDES	National Pollutant Discharge Elimination System
DTSC	Department of Toxic Substances Control	NPL	National Priorities List
ECHO	Environmental Compliance and History Online	NWI	National Wetlands Inventory
EDR	Environmental Data Resources, Inc.	OSHA	Occupational Safety and Health Administration
EMI	Emissions Inventory Data	PADS	PCB Activity Data System
EP	Environmental Professional	PCB	polychlorinated biphenyl
EPA	Environmental Protection Agency	pCi/L	picocuries per liter
ESA	Environmental Site Assessment	PCS	Permit Compliance System
ESL	Environmental Screening Levels	PID	photoionization detector
		RCRA	Resource Conservation and Recovery Act

REC	recognized environmental condition
RSL	Regional Screening Levels
SEMS	Superfund Enterprise Management System
SMBRP	Site Mitigation and Brownfields Reuse Program
SWEEPS	Statewide Environmental Evaluation and Planning System
SWF/LF	solid waste facility/landfill
SWPPP	stormwater pollution prevention plan
U.S.	United States
U.S.C.	United States Code
USEPA	United States Environmental Protection Agency
USFWS	United States Fish and Wildlife Service
USGS	United States Geological Survey
UST	underground storage tank
VEC	vapor encroachment condition
VES	vapor encroachment screening

Executive Summary

Brown and Caldwell (BC) performed a Phase I and Limited Phase II Environmental Site Assessment (ESA) for the property located southwest of the intersection of West Pleasant Avenue and Alpha Street in Tulare, Tulare County, California 93274 (target property). This Phase I and Limited Phase II ESA is intended to serve D.R. Horton, Inc. (DHI) as an appropriate, commercially prudent, and reasonable inquiry regarding the potential for recognized environmental conditions (RECs) in connection with the target property. This ESA was authorized by Robyn Bush and confirmed by issue of BC Project Order 158226.007.CCV031 on March 14, 2022. The site reconnaissance was conducted by Cesar Campos on March 22, 2022.

Property Description

The target property consists of 10.44 acres of undeveloped grassland with a residential structure, planned for 82 finished residential lots. The target property is located in the vicinity of latitude 36.216319 degrees north and longitude 119.375716 degrees west in Tulare, Tulare County, California 93274. Access to the target property is from the north via West Pleasant Avenue and the west via Eldridge Avenue. See Figures 1 and 2 for a Vicinity Map and Target Property Map, respectively.

Site and Area Reconnaissance

BC understands that DHI is under contract to purchase the Wild Oak residential development. At the time of the site reconnaissance, the property consisted of undeveloped grassland with a residential structure, planned for 82 finished residential lots. The surface was relatively flat terrain. No roadways were present onsite. Debris was observed on the northeastern portion and the northwestern and western boundaries of the property and consisted of tree stumps, two (2) concrete pads sized 35 ft by 25 ft and 23 ft by 54 ft, a lawnmower, refrigerator, wood materials, a wood pile, a concrete pile, tires, a recreational vehicle, paper, concrete, and household debris. Utilities, including water, sewer, electricity, and natural gas, were observed on the target property. DHI is planning to utilize public water and sewer connections.

Hazardous waste including a half full 55-gallon used oil drum and propane tank were observed on the northeastern portion of the target property. The identified chemicals were observed in sealed containers, the drum was observed on a concrete pad, and the propane was observed in the original container. No evidence of spills or staining was observed in the area of the hazardous waste.

A pit, sized 3 ft by 10 ft and 3 ft, was observed on the northeastern portion of the target property. According to the on-site resident, the pit was used to maintain farm equipment and vehicles from below.

A water well was observed on the northeastern portion of the target property.

A current septic system with three (3) septic tanks is located on the northeastern portion of the target property.

Two (2) overhead power transmission lines are located on the northeastern portion of the target property, oriented northwest to southeast.

The target property contains one (1) structure located on the northeastern portion of the target property. The structure is a one-story wood building that was built prior to 1969.

A general review of the developer's erosion control and stormwater compliance efforts indicated no implementation of stormwater best management practices (BMPs) at the target property. However, construction of the planned residential subdivision has not occurred. As such, stormwater BMPs do not represent a concern for the target property.

The target property is bordered to the north by West Pleasant Avenue, beyond which are residential properties. The target property is bordered to the east by residential properties, beyond which is Alpha Street, residential properties, an institutional property, and a park. The target property is bordered to the south by land under construction and residential properties. The target property is bordered to the west by residential properties and Eldridge Avenue.

BC's site and area reconnaissance indicated no RECs to the target property.

Physical Setting

According to the United States Geological Survey (USGS) topographic map Paige/Tulare, California dated 2018, the elevation of the target property is approximately 281 feet above mean sea level (amsl). The target property is relatively flat terrain with a general topographic gradient to the southwest.

The reported depth to groundwater for wells located within 1.0 mile of the target property varied from 89.5 to 91.9 feet below ground surface (bgs) based on information obtained from the Environmental Data Resources, Inc. (EDR) Report. The shallow hydrogeologic gradient flow is assumed to mimic the local topographic gradient in the vicinity of the target property, which is generally to the southwest. It should be noted that hydraulic gradient may vary with depth, regional groundwater flow direction, and be influenced by seasonal changes, geology, or local groundwater pumping patterns.

Records Review

BC conducted a review of standard environmental (regulatory) records and specified historical records for the target property.

BC's review of historical city directories (1958, 1963, 1968, 1973, 1976, 1981, 1986, 1992, 1995, 2000, 2005, 2010, 2014, and 2017) provided by EDR identified the target property addressed as 2043 West Pleasant Avenue and listed in the 1968, 1973, 1976, 1981, 1986, 1992, 1995, 2005, and 2010 city directories as C W Van Valkenburg; in the 2000 city directory as occupant unknown; and in the 2014 and 2017 city directories as Jim W Van Valkenburg. The target property was also addressed as 2000 West Pleasant Avenue and listed in the 2000 and 2005 city directories as Dan Harmon; in the 2010 city directory as Occupant Unknown; and in the 2014 and 2017 city directories as Judy L Stewart. BC identified no previous use of the target property and/or adjoining properties that would represent an on-site or off-site REC during the historical city directory review.

BC's review of historical aerial photographs (1937, 1952, 1969, 1977, 1984, 1994, 2006, 2009, 2012, and 2016) provided by EDR identified no RECs to the target property. The target property was shown as agricultural land and structures on the northern portion in the 1937 aerial photograph. In the 1952 aerial photograph, the target property is no longer shown with structures and the northeastern portion is overgrown with wooded land. In the 1969 aerial photograph, the target property is improved with two (2) structures on the northeastern portion of the property. In the 1994 aerial photograph, the target property is shown with three (3) structures on the northeastern portion of the property. In the 2006 aerial photograph, the target property is shown with two (2) structures on the northeastern portion of the property. In the 2012 aerial photograph, the target property is shown with debris on the northeastern portion of the property. In the 2016 aerial photograph, the target property is shown with additional debris on the northeastern portion of the property.

Based on the review of readily available historical aerial photographs, the surrounding areas consisted primarily of agricultural land, a creek, and roadways to the north of the target property; agricultural land, structures, and a creek to the east and west of the target property; and agricultural land, a creek, a roadway, and structures to the south of the target property in the 1937 aerial photograph. In the 1952 aerial photograph, the areas east, south, and west of the target property are improved with additional structures. In the 1969 aerial photograph, the area east of the target property is improved with additional structures and roadways and the area south of the target property is shown with fewer structures. In the 1977 aerial photograph, the area east of the target property is improved with additional structures and roadways. In the 1984 aerial photograph, the area east of the target property is improved with additional structures and roadways. In the 1994 aerial photograph, the area north of the target property is improved with structures and roadways and the area east of the target property is improved with additional residential structures and roadways, a park, and an institutional property. In the 2006 aerial photograph, the areas north and east of the target property are improved with additional structures and roadways and the areas south and west of the target property are improved with land under construction. In the 2009 aerial photograph, the area south of the target property is improved with additional roadways and cleared land and the area west of the target property is improved with additional structures and roadways. In the 2016 aerial photograph, the area east of the target property is improved with additional structures. BC identified no previous use of the adjoining properties that would represent a REC to the target property during the historical aerial photograph review.

BC's review of historical topographic maps (1925, 1927, 1942, 1950, 1951, 1969, 2012, 2015, and 2018) indicated that the target property was historically undeveloped land with a structure on the northern portion of the property. Properties in the general vicinity of the target property included residential and institutional development. BC identified no previous use of the target property and/or adjoining properties that would represent an on-site or off-site REC during the historical topographic map review.

According to EDR, Sanborn maps are not available for the target property.

BC's review of readily available regulatory information provided by EDR indicated no on-site or off-site RECs to the target property. Results of the search of the various applicable government agencies by EDR resulted in 15 facilities within the minimum search distance (msd) of the target property. The following facilities were identified within 1,000 feet of the target property during BC's review of the EDR Report:

- **Happy Gas**
761 Alpha Street
Distance: 8 feet
Direction: East
Database listed on: EDR Hist Auto
Topographic Relationship: Upgradient

Information in the above-listed database indicates that this facility was historically listed as a HAPPY GAS / gasoline service station in 2009. A review of aerial imagery indicates the facility address is a single-family home and most likely the home address of the business owner. Based on regulatory status, this facility does not represent a REC to the target property.

No indications of vapor intrusion from nearby facilities were identified.

During the historical aerial photograph review, BC concluded that the soil conditions could be impacted by pesticide use due to former agricultural operations conducted at the target property. A Limited Phase II was conducted, and further detail is included later in this Executive Summary.

Interviews

BC conducted an interview with the DHI representative, Ms. Melody N Haigh, during this Phase I and Limited Phase II ESA. Ms. Haigh confirmed the target property boundaries and seller contact information. Ms. Haigh also completed the User Questionnaire for the target property. Ms. Haigh indicated that the purchase price of the target property reflected fair market value and that DHI is not aware of any known issues at the target property that may present environmental concern.

BC conducted an interview with the seller site contact, Ms. Oleta Karen Van Valkenbur of Ms. Oleta Karen Van Valkenbur, Mr. Jim Van Valkenburg, Ms. Carolyn Mendenhall, and Ms. Cathy Vowell, about the current and past uses of the target property during this Phase I ESA. Ms. Van Valkenbur stated that he has been familiar with the property since 1958. To the best of his knowledge, no aboveground storage tanks (ASTs), underground storage tanks (USTs), cemeteries, gravesites, or pipelines have ever been located on the target property. Ms. Van Valkenbur also stated that the target property currently contains a septic system and a water well. Ms. Van Valkenbur also stated that the property had two (2) former structures and was formerly used for agricultural purposes. Ms. Van Valkenbur stated that cotton was grown on the property, which was farmed until the 1990s. Ms. Van Valkenbur stated that she did not know if there have ever been any previous environmental site investigations or assessments at the target property.

The results of these interviews identified no RECs or environmental risks regarding current or past operations at the target property.

Other Potential Issues of Concern

At DHI's request, BC provides the following non-scope information with respect to the target property and surrounding properties for DHI's consideration as to whether conditions at the target property or surrounding properties exist which could impact a prospective home buyer's purchase decision.

- Are there or will there be any hazards or unusual conditions in the target property or surrounding the property such as: nearby hazards, oil sumps, oils tanks, toxic and/or solid waste dumps, USTs, soils conditions, neighboring agricultural production, or any other environmental condition which needs to be disclosed? Yes, the target property and surrounding properties were formerly used for agricultural production. Hazardous waste including a half full 55-gallon used oil drum and propane tank were also observed on the northeastern portion of the target property. The identified chemicals were observed in sealed containers, the drum was observed on a concrete pad, and the propane was observed in the original container.
- Has the target property or any surrounding property been previously used as a toxic and/or solid waste dump site, oil sump, or for military training purposes? No
- Is the target property within a Nuclear Power Plant Basic Emergency Planning Zone? No
- Are you aware of any of the following: substances, materials, or products which may be an environmental hazard such as, but not limited to, formaldehyde, radon gas, methane gas, lead-based paint (LBP), fuel or chemical storage tanks, and contaminated soil or water on the target property? Yes, one (1) structure is located on the target property that was built prior to 1969. Based on the date of construction being prior to 1978 and 1979, asbestos-containing materials (ACMs) and LBP, respectively, are likely present at the target property. Hazardous

waste including a half full 55-gallon used oil drum and propane tank were also observed on the northeastern portion of the target property. The identified chemicals were observed in sealed containers, the drum was observed on a concrete pad, and the propane was observed in the original container. No evidence of spills or staining was observed in the area of the hazardous waste. The target property and surrounding properties were formerly used for agricultural production.

- Are you aware, or have any reason to believe, that the target property contains any rock material which includes natural occurrences of asbestos? No
- Is the target property covered by a State-prepared map indicating the likelihood of the presence of natural occurrences of asbestos? Yes, it is covered by a State-prepared map; however, no natural occurrences of asbestos are located on the target property.
- Has any geologic testing been conducted on the target property for the purpose of identifying the presence of asbestos fibers? No

In connection with potential submittal of Wild Oak for approval by the U.S. Department of Housing and Urban Development (HUD), BC prepared the following information requested by HUD Form 92541.

- Noise: Is the property located within the following:
 - 1,000 feet of a highway, freeway, or heavily traveled road? No
 - 3,000 feet of a railroad? No
 - 1 mile of a civil airfield? No
 - 5 miles of a military airfield? No
- Runway Clear Zones/Clear Zones:
 - Is the property within 3,000 feet of a civil or military airfield? No
 - If "Yes," is the property in a Runway Clear Zone/Clear Zone? N/A
- Explosive/Flammable Material Storage Hazard:
 - Does the property have an unobstructed view, or is it located within 2,000 feet of any facility handling or storing explosive or fire prone materials? No
- Toxic Waste Hazards:
 - Is the property within 3,000 feet of a dump or landfill, or a site on an EPA Superfund (NPL) list or equivalent State list? No

Limited Phase II Investigation Activities

BC conducted a Limited Phase II ESA to evaluate the potential impact to the surface soil from pesticide use from agricultural operations. These impacts were investigated in accordance with the Interim Sampling Guidance for Agricultural Properties dated August 2008 (Interim Guidance).

On April 27 to 28, 2022, in accordance with the Interim Guidance, BC advanced twenty (20) hand auger borings on the target property to a maximum depth of 18-inches bgs to collect shallow soil samples. A soil sample was collected from the 0- to 6-inch interval and the 6- to 18-inch interval. The twenty (20) collected samples from the shallow 0- to 6-inch interval were composited into five (5) composite samples. Five (5) additional discrete samples were required to be collected throughout the target property for arsenic and copper analysis.

BC also advanced eight (8) hand auger borings on the target property to a maximum depth of 18-inches bgs to collect shallow soil samples. The borings were located in the area of the former structures believed to have been used for agricultural purposes. A soil sample was collected from the 0- to 6-inch interval and 6- to 18-inch intervals. The soil samples were composited into two (2) samples

representative of each structure. The deeper interval composite samples were held at the lab pending analysis.

BC also analyzed the soil at the bottom of the observed pit using a photoionization detector (PID). No discoloration, odors, or elevated PID readings were observed; therefore, no soil samples were collected from this area.

Soil samples were submitted under standard chain-of-custody to Pace Analytical in Mt. Juliet, Tennessee, a California-certified laboratory. The five (5) composite samples were analyzed for pesticides by the United States Environmental Protection Agency (USEPA) method 8081. The five (5) discrete soil samples were submitted to the laboratory for arsenic and copper analysis via USEPA method 6020. The two (2) shallow composite samples from the former structures were analyzed for arsenic and copper via USEPA method 6020 and pesticides by the USEPA method 8081.

Analytical results from the soil samples collected are presented below with the respective Department of Toxic Substances Control (DTSC) Human Health Risk Assessment (HHRA) Note 3 Screening Levels for Residential Soils and the DTSC Tier 1 Environmental Screening Levels (ESLs) for soil for pesticide samples. Soil samples analyzed for arsenic and copper are presented below with respective DTSC HHRA Note 3 Screening Levels, USEPA Residential Regional Screening Levels (RSLs) for soil, and the DTSC accepted background levels where applicable.

Pesticide Soil Sample Detections				
	Units	4,4'-DDE	4,4'-DDT	Endrin
HHRA Note 3 Screening Levels	mg/kg	2	1.9	1.8
DTSC Tier 1 Screening Level	mg/kg	0.33	0.0011	0.0011
SB-01-04	mg/kg	ND	ND	ND
SB-05-08	mg/kg	ND	ND	ND
SB-09-12	mg/kg	ND	ND	ND
SB-13-16	mg/kg	ND	ND	ND
SB-17-20	mg/kg	ND	ND	ND
FS1-4 (0-6)	mg/kg	ND	ND	0.0464
FS5-8 (0-6)	mg/kg	0.248	0.0670	ND

NOTES:

mg/kg – milligrams per kilogram

ND – Non-detect

Bolded results are above the DTSC ESL Screening Levels, but below the DTSC HHRA screening levels.

Metals Soil Sample Detections			
	Units	Arsenic	Copper
HHRA Note 3 Screening Levels	mg/kg	0.11	--
USEPA Residential RSL	mg/kg	0.68	3100
DTSC Median Concentration	mg/kg	--	21.6
DTSC Maximum Concentration	mg/kg	11	--
FS1-4 (0-6)	mg/kg	4.41	24.6
FS5-8 (0-6)	mg/kg	2.57	29.9
SB-01-04	mg/kg	2.55	26.7
SB-05-08	mg/kg	3.12	26.6
SB-09-12	mg/kg	2.12	32.6
SB-13-16	mg/kg	2.79	29.1
SB-17-20	mg/kg	ND	21.3

NOTES:

mg/kg – milligrams per kilogram

DTSC Median Concentration - The median concentration of copper within DTSC acceptable background concentrations of trace and major elements in California Soils.

DTSC Maximum Concentration - The maximum concentration of arsenic with DTSC acceptable background concentrations of trace and major elements in California Soils.

Bolded results are above the DTSC and USEPA Screening Levels, but below the maximum concentration for arsenic in California Soils.

Highlighted results are above the DTSC acceptable median concentration for copper, but below the USEPA Screening Levels.

ND – Non-detect

Analytical detections from the soil samples indicate that there was an exceedance of 4,4'-DDT, 4,4'-DDE, and Endrin above the DTSC Tier 1 Screening Level; however, there were no impacts above the HHRA Note 3 Screening Levels. Arsenic was detected above the HHRA Note 3 Screening Level and the Soil Tier 1 ESL in six (6) of the samples collected, but these results were below the maximum concentration of arsenic with DTSC acceptable background concentrations of arsenic in California soils. Copper was detected above the DTSC acceptable median concentration of copper in California soils, but these results were below the USEPA Residential RSL. Based on soil results of the Limited Phase II ESA, no further actions or investigations are warranted at this time in regard to agricultural operations.

Findings, Opinions, and Conclusions

BC performed this assessment in general conformance with the scope and limitations of the ASTM International (ASTM) Standard E 1527-13 for the target property identified above to identify any RECs in connection with the target property, including the presence, or likely presence, of any hazardous substances or petroleum products on the target property under conditions that indicate an existing release, or past release, or a material threat of release into the ground, groundwater, surface water, or structures on the target property. This assessment included an evaluation to the extent practicable of the past and present land uses at the target property and on adjacent properties.



The results of this assessment have identified no evidence of on-site or off-site RECs. The following housekeeping and/or developmental conditions were identified:

- A stormwater pollution prevention plan (SWPPP) should be prepared along with the installation of silt fences, vehicle track-out devices, and other erosion control BMPs prior to construction. Furthermore, the appropriate building and environmental permits should be reviewed to ensure that the target property is in compliance with local, state, and federal regulations.
- Debris was observed on the northeastern portion and the northwestern and western boundaries of the property and consisted of tree stumps, two (2) concrete pads sized 35 ft by 25 ft and 23 ft by 54 ft, a lawnmower, refrigerator, wood materials, a wood pile, a concrete pile, tires, a recreational vehicle, paper, concrete, and household debris. All debris appeared to be surficial in nature.

The debris should be collected and disposed from the target property in accordance with state and local regulations. If indications of any potential regulated materials or releases are observed during removal, BC should be contacted to determine if additional assessment is warranted.

- According to the EDR Report, the target property lies within Environmental Protection Agency (EPA) Radon Zone 2, areas with a predicted average indoor radon screening level use between 2 and 4 picoCuries per liter of air (pCi/L). Information provided in the EDR Report indicates that a total of nine (9) residential sites were sampled for radon in Tulare County for target zip code 93274. Based on testing results, 100 percent of the results from first floor living areas were less than 4 pCi/L. The average indoor radon level for the first floor living areas was 1.544 pCi/L.

According to Ms. Ninfa Conde of the Tulare Building Department, there are no building requirements related to elevated radon levels in the area.

- A water well was observed on the northeastern portion of the target property.
The water well should be properly plugged and abandoned in accordance with state and local regulations if future use is not intended. If indications of any potential regulated materials or releases are observed during abandonment, BC should be contacted to determine if additional assessment is warranted.
- A current septic system with three (3) septic tanks was observed on the northeastern portion of the target property.
The septic system should be removed and disposed from the target property in accordance with state and local regulations if future use is not intended. If indications of any potential regulated materials or releases are observed during removal, BC should be contacted to determine if additional assessment is warranted.
- BC's site reconnaissance revealed evidence of hazardous waste, including a half full 55-gallon used oil drum and propane tank, on the northeastern portion of the target property. The identified chemicals were observed in sealed containers, the drum was observed on a concrete pad, and the propane was observed in the original container. No evidence of spills or staining was observed in the area of product storage/usage.

The hazardous waste should be removed and disposed from the target property in accordance with state and local regulations. If indications of any releases are observed during removal, BC should be contacted to determine if additional assessment is warranted.

- The target property contains one (1) structure that was built prior to 1969. Based on the date of construction being prior to 1978 and 1979, ACMs and LBP, respectively, are likely present at the target property.

BC believes that an ACM and LBP survey is warranted based on the date of construction of this structure being prior to 1978 and 1979. If applicable, the appropriate abatement methods should be followed during demolition of the target property structures.

- Two (2) overhead power transmission lines are located on the northeastern portion of the target property, oriented northwest to southeast.

Care should be taken to ensure that the overhead power transmission lines rights-of-way are not disturbed during development of the target property.

No further assessment of the target property is recommended at this time.

BC requests notification for further discussion or evaluation of any new conditions discovered during the development of the target property.

This executive summary is presented for convenience only. While the executive summary is an integral part of the report, it should not be used in lieu of reading the entire report, including the appendices.

Section 1

Introduction

1.1 Purpose

D.R. Horton, Inc. (DHI) has retained Brown and Caldwell (BC) to perform a Phase I and Limited Phase II Environmental Site Assessment (ESA) for the property located southwest of the intersection of West Pleasant Avenue and Alpha Street in Tulare, Tulare County, California 93274 (target property). The target property consists of 10.44 acres of rectangular shaped undeveloped grassland with a residential structure, planned for 82 finished residential lots. DHI stated that the specific reason for this Phase I and Limited Phase II ESA was to evaluate environmental conditions at the target property in support of the potential purchase of the target property. This Phase I and Limited Phase II ESA is intended to serve as an appropriate, commercially prudent, and reasonable inquiry regarding the potential for recognized environmental conditions (RECs) in connection with the target property. This Phase I and Limited Phase II ESA report is intended to satisfy “all appropriate inquiry” into the previous ownership and uses of the target property as defined under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) at Title 42 of the United States Code (U.S.C.) §9601(35)(B) and in accordance with 40 CFR Part 312, Standards and Practices for All Appropriate Inquiries; Final Rule (AAI Rule).

1.2 Scope of Services

Based on the requirements presented in the American Society for Testing and Materials (ASTM) Standard Practice E 1527-13 (ASTM E 1527-13), BC performed the following tasks as part of this Phase I and Limited Phase II ESA. At DHI’s request, the scope of services included the following considerations to provide them with a baseline evaluation of the environmental conditions at the target property.

- **Task 1 – Records Review.** Obtained and reviewed records that identified potential RECs, historical RECs (HRECs), controlled RECs (CRECs), or *de minimis* conditions in connection with the target property. The minimum search distance (msd) followed ASTM E 1527-13 recommendations for standard and additional environmental record sources with the exception that State and municipal solid waste facilities will be extended to 1 mile. This may include a review of the target property’s deed of record to identify environmental liens that may have been recorded for the target property. A 50-year Chain-of-Title report was reviewed as applicable, if provided by DHI.
- **Task 2 – Site Reconnaissance.** Conducted a site reconnaissance to determine the potential that a REC was present at the target property. Also, observed neighboring properties, to the degree possible, for land uses or other aspects that indicated potential RECs that could adversely affect the target property.
- **Task 3 – Interviews.** Interviewed individuals with knowledge of the target property to obtain information regarding the potential for RECs, HRECs, CRECs, or *de minimis* conditions.
- **Task 4 – Evaluation and Report Preparation.** BC prepared this report detailing the findings associated with each of the above-listed tasks.

1.3 Limiting Conditions

This Phase I and Limited Phase II ESA report has been prepared for the exclusive use of the DHI and their assigns, in accordance with the standards of the environmental consulting industry at the time the services were performed, and in general accordance with the agreement between DHI and BC dated March 11, 2014. This work has been performed for the sole purpose of assisting in the evaluation of RECs associated with the target property. This Phase I and Limited Phase II ESA report is governed by the specific scope of work authorized by DHI and is not intended to be relied upon by any other party. The findings presented herein are based upon observations of target property conditions as of the date the assessment was performed and a review of reasonably ascertainable standard records sources. The findings and conclusions presented herein should not be assumed to apply to conditions or operating practices on this property occurring subsequent to BC's actual site reconnaissance.

The findings of the Phase I and Limited Phase II ESA, as represented within this report, must be viewed in recognition of certain limiting conditions. The scope of work commissioned for this project does not represent an exhaustive study, but rather a reasonable inquiry, consistent with good commercial practice, in general accordance with ASTM E 1527-13. In the course of this assessment, BC has relied on information provided by outside parties, such as regulatory agencies and interview sources. BC has made no independent investigation as to the validity, completeness, or accuracy of such information provided by third-party sources. For the purposes of this assessment, such third-party information is assumed to be accurate unless contradictory evidence is noted, and BC does not express or imply any warranty regarding information provided by third-party sources. This Phase I and Limited Phase II ESA report makes no representation that environmental contamination does not exist at this target property beyond that described in this report.

In the following paragraphs italicized terms refer to specific definitions set forth in Section 3.2 of the ASTM Standard. The purpose of this Phase I and Limited Phase II ESA is to identify, to the extent feasible, pursuant to the scope and limitation of the guidelines set forth in the ASTM E 1527-13, RECs, HRECs, CRECs, or *de minimis* conditions in connection with the target property.

The term REC is defined by ASTM E 1527-13 as:

The presence or likely presence of any *hazardous substances or petroleum products* in, on, or at the *property*: (1) due to release to the environment; (2) under conditions indicative of a *release* to the *environment*; or (3) under conditions that pose a *material threat* of a future *release* to the *environment*. *De minimis conditions* are not *recognized environmental conditions*.

The term HREC is defined by ASTM E 1527-13 as:

A past *release* of any *hazardous substances or petroleum products* that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restriction, *activity and use limitations*, *institutional control*, or *engineering controls*). Before calling the past *release* a *historical recognized environmental condition*, the *environmental professional* must determine whether the past *release* is a *recognized environmental condition* at the time the *Phase I Environmental Site Assessment* is conducted (for example, if there has been a change in the regulatory criteria). If the EP considers the past *release*, to be a *recognized environmental condition* at the time the Phase I ESA is conducted, the condition shall

be included in the conclusions section of the report as a *recognized environmental condition*.

The term CREC is defined by ASTM E 1527-13 as:

A *recognized environmental condition* resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substance or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). A condition considered by the environmental professional to be a controlled recognized environmental condition shall be listed in the findings section of the Phase I Environmental Site Assessment report, and as a recognized environmental condition in the conclusions section of the Phase I Environmental Site Assessment report.

The term *de minimis condition* is defined by ASTM E 1527-13 as:

A condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis conditions* are not *recognized environmental conditions* or *controlled recognized environmental conditions*.

The term *reasonably ascertainable* is defined by ASTM E 1527-13 as:

Information that is *publicly available* to anyone upon request, obtainable from its source within reasonable time and cost constraints, and *practically reviewable*.

The term *practically reviewable* is defined by ASTM E 1527-13 as:

Information is provided by the source in a manner and in a form that, upon examination, yields information relevant to the property without the need for extraordinary analysis of irrelevant data. The form of the information shall be such that the user can review the records for a limited geographic area. Records that cannot be feasibly retrieved by reference to the location of the property or a geographic area in which the property is located are not generally *practically reviewable*.

Reasonable time and cost means that the information will be provided by the source within 20 calendar days of receiving a written, telephone, or in-person request at no more than a nominal cost intended to cover the source's cost of retrieving and duplicating the information.

1.4 Exceptions or Deviations from Standard

Exceptions or deviations for this assessment include the following:

- An Environmental LienSearch was not conducted as part of this assessment. DHI conducts title history research as part of their site acquisition process. BC concludes that information obtained through an Environmental LienSearch would not materially alter the conclusions or recommendations of this report.
- The msd for State and municipal solid waste facilities in Section 4.4 was extended to 2 miles.

- Flood zone information, Radon, Federal Designated Wetlands, Threatened and Endangered Species, Suspect Asbestos-Containing Material, and Lead Based Paint were included in the scope of this assessment as requested by DHI.

Section 2

User Provided Information

The 'User' is the party seeking to use ASTM E 1527-13 to complete an ESA of the target property. The User has specific obligations for completing a successful application of the Practice.

BC obtained a completed ASTM User Questionnaire from DHI. A copy of the completed form is included in Appendix F. The following summarizes the information provided to BC regarding the target property.

2.1 Reason for Performing Phase I and Limited Phase II ESA

DHI informed BC that the specific reason for this Phase I and Limited Phase II ESA was to evaluate the potential for RECs at the target property in support of the acquisition of the target property. This Phase I and Limited Phase II ESA is, therefore, intended to serve as an appropriate, commercially prudent, and reasonable inquiry regarding the potential for RECs in connection with the target property. This report will provide DHI an "all appropriate inquiry" into the previous ownership and uses of the target property defined under the CERCLA Title 42 of the U.S.C. §9601(35)(B), as clarified by the AAI Rule.

2.2 Commonly Known or Reasonably Ascertainable Information

Ms. Melody N Haigh of DHI completed the User Questionnaire and is unaware of any other commonly known or reasonably ascertainable information regarding the target property.

2.3 Property Value Comparison to Purchase Price

Ms. Haigh reported to BC in the User Questionnaire that the anticipated purchase or lease price of the target property is comparable to the assessed property value. Therefore, this information appears to indicate that the price has not been lowered as a result of potential environmental concerns and/or contamination at the target property.

2.4 Specialized Knowledge

In the User Questionnaire, Ms. Haigh indicated that she was unaware of any specialized knowledge regarding environmental conditions at the target property.

2.5 Title Records

At DHI's request, BC was not requested to obtain title records since these documents are obtained by the Client. The records will be provided to BC, if needed.

2.6 Environmental Liens or Activity and Use Limitations

DHI conducts title history research as part of their site acquisition process which would identify an environmental lien and will provide BC any information regarding environmental liens or activity use limitations, if identified. In the User Questionnaire, Ms. Haigh indicated that she was unaware of any environmental liens or activity and use limitations (AULs) at the target property.

2.7 Owner, Property Manager, or Occupant Information

DHI personnel indicated that Ms. Oleta Karen Van Valkenbur, Mr. Jim Van Valkenburg, Ms. Carolyn Mendenhall, and Ms. Cathy Vowell are currently selling the target property. The contact information for the target property is as follows:

- Ms. Oleta Karen Van Valkenbur
Ms. Oleta Karen Van Valkenbur, Ms. Carolyn Mendenhall, and Ms. Cathy Vowell
Phone: (559) 688-0478

Section 3

Site Physical Setting Overview

3.1 Location

The target property is located southwest of the intersection of West Pleasant Avenue and Alpha Street in Tulare, Tulare County, California 93274 (target property). See Figure 1 for a Vicinity Map.

Target Property Address: The property is addressed as 2043 West Pleasant Avenue, Tulare, Tulare County, California 93274. Access to the target property is from the north via West Pleasant Avenue and the west via Eldridge Avenue.

Property Uses in Surrounding Area: The area surrounding the target property contains residential and institutional property in the immediate vicinity.

3.2 Current Ownership

According to information provided by DHI, the current owner of the target property is Ms. Oleta Karen Van Valkenbur, Mr. Jim Van Valkenburg, Ms. Carolyn Mendenhall, and Ms. Cathy Vowell. According to the Tulare County Tax Assessor's office, the property is listed as Assessor's Parcel Number (APN) 168-020-003.

3.3 Physical Characteristics

3.3.1 Physical Features and Topography

Approximate Size of Target Property: 10.44 acres

Approximate Shape of Target Property: Rectangular

Target Property Topography: According to the United States Geological Survey (USGS) topographic map Paige/Tulare, California dated 2018, the target property is located on relatively flat terrain with a general topographic gradient to the southwest. Please refer to Figure 4, Topographic Map.

Regional Surface Topography: According to the Paige/Tulare, California map, regional surface topography appears to be toward the southwest.

Approximate Elevation of Target Property: According to the Environmental Data Resources, Inc. (EDR) Report, surface elevation for the target property is approximately 281 feet above mean sea level (amsl).

Surface Drainage on the Target Property: The general flow direction of surface stormwater across the target property appears to be toward the southwest.

3.3.2 Geology and Hydrology

General Regional Geology: According to the EDR Report, the target property appeared to be in the Stratified Sequence Category of the Cenozoic Era, Quaternary System, and Quaternary Series.

Soil Conditions: According to the Soil Conservation Service information provided in the EDR Report, the soil component at the target property is Nord. The soil surface texture is fine sandy loam and noted to be a well-drained class of soils. Nord soils have a reported high corrosion potential to

uncoated steel and are considered partially hydric. From 0 to 11 inches, Nord soils are fine sandy loam. From 11 to 38 inches, the soils are stratified sandy loam to loam. From 38 to 50 inches, the soils are stratified loamy coarse sand to coarse sandy loam. And from 50 to 72 inches, the soils are stratified sandy loam to silt loam.

Approximate Depth and Flow Direction of Groundwater: The reported depth to groundwater for wells located within 1.0 mile of the target property varied from 89.5 to 91.9 feet below ground surface (bgs) based on information obtained from the EDR Report. The shallow hydrogeologic gradient flow is assumed to mimic the local topographic gradient in the vicinity of the target property, which is generally to the southwest. It should be noted that hydraulic gradient may vary with depth, regional groundwater flow direction, and be influenced by seasonal changes, geology, or local groundwater pumping patterns.

Regional Groundwater Conditions: Based on review of hydrogeologic data provided in the EDR Report, there are four (4) federal water wells, no federal public water supply systems, and 16 state water wells located within 1.0 mile of the target property. One (1) oil and gas well is located within 1.0 mile of the target property. During BC's site reconnaissance, one (1) water well was observed on the northeastern portion of the target property.

Section 4

Records Review

4.1 Historical Use Information

BC reviewed reasonably ascertainable standard historical sources in an attempt to develop a history of the previous uses or occupancies of the target property and surrounding area. The objective was to identify those uses or occupancies that were likely to have led to RECs, CRECs, or HRECs in connection with the target property. BC attempted to identify uses or occupancies of the target property dating from the present back to when the property was first developed, or dating to at least 1940. These sources and findings are summarized in the sections that follow.

4.1.1 Chain-of-Title Report (50 Years)/Property Deed Review/Environmental Lien Search

DHI obtained a Chain-of-Title Report and an environmental lien search, which will be provided to BC should an environmental issue be identified.

4.1.2 Historical Aerial Photographs

BC reviewed reasonably ascertainable aerial photographs depicting development of the target property and vicinity at a minimum of five-year intervals. The quality of evaluation of aerial photographs is controlled by the photograph's scale and quality. Copies of the aerial photographs are included in Appendix D.

Resource	Date	Scale
Aerial photographs by EDR	1937	1" = 500'
	1952	1" = 500'
	1969	1" = 500'
	1977	1" = 500'
	1984	1" = 500'
	1994	1" = 500'
	2006	1" = 500'
	2009	1" = 500'
	2012	1" = 500'
	2016	1" = 500'

Review of the 1937 aerial photograph indicated that the target property contains agricultural land and structures on the northern portion of the property. Vehicular access is available from the north. The area north of the target property is shown as agricultural land, a creek, and roadways. The areas east

and west of the target property are shown as agricultural land, structures, and a creek. The area south of the target property is shown as agricultural land, a creek, a roadway, and structures.

The 1952 aerial photograph differs from the 1937 aerial photograph in that the target property is no longer shown with structures and the northeastern portion is overgrown with wooded land. The areas east, south, and west of the target property are improved with additional structures.

The 1969 aerial photograph differs from the 1952 aerial photograph in that the target property is improved with two (2) structures on the northeastern portion of the property. The area east of the target property is improved with additional structures and roadways. The area south of the target property is shown with fewer structures.

The 1977 aerial photograph differs from the 1969 aerial photograph in that the area east of the target property is improved with additional structures and roadways.

The 1984 aerial photograph differs from the 1977 aerial photograph in that the area east of the target property is improved with additional structures and roadways.

The 1994 aerial photograph differs from the 1984 aerial photograph in that the target property is shown with three (3) structures on the northeastern portion of the property. The area north of the target property is improved with structures and roadways. The area east of the target property is improved with additional residential structures and roadways, a park, and an institutional property.

The 2006 aerial photograph differs from the 1994 aerial photograph in that the target property is shown with two (2) structures on the northeastern portion of the property. The areas north and east of the target property are improved with additional structures and roadways. The areas south and west of the target property are improved with land under construction.

The 2009 aerial photograph differs from the 2006 aerial photograph in that the area south of the target property is improved with additional roadways and cleared land. The area west of the target property is improved with additional structures and roadways.

The 2012 aerial photograph differs from the 2009 aerial photograph in that the target property is shown with debris on the northeastern portion of the property.

The 2016 aerial photograph differs from the 2012 aerial photograph in that the target property is shown with additional debris on the northeastern portion of the property. The area east of the target property is improved with additional structures.

During the historical aerial photograph review, BC concluded that the soil conditions could be impacted by pesticide use due to former agricultural operations conducted at the target property. A Limited Phase II was conducted, and further detail is included later in Section 8. Aerial photographs are provided in Appendix D.

4.1.3 Historical City Directories

City directories have been published for cities and towns across the United States since the 1700s, and provide a tool for the location of individuals and businesses in three sections: a business index, a list of owners and/or resident names and addresses, and a street index.

BC's review of historical city directories (1958, 1963, 1968, 1973, 1976, 1981, 1986, 1992, 1995, 2000, 2005, 2010, 2014, and 2017) provided by EDR identified no RECs to the target property. The target property was addressed as 2043 West Pleasant Avenue and listed in the 1968, 1973, 1976, 1981, 1986, 1992, 1995, 2005, and 2010 city directories as C W Van Valkenburg; in the 2000 city directory as occupant unknown; and in the 2014 and 2017 city directories as Jim W Van Valkenburg. The target property was also addressed as 2000 West Pleasant Avenue and listed in the 2000 and

2005 city directories as Dan Harmon; in the 2010 city directory as Occupant Unknown; and in the 2014 and 2017 city directories as Judy L Stewart. Copies of the city directories are included in Appendix D.

4.1.4 Historical Topographic Maps

BC reviewed available historical topographic maps for the vicinity of the target property. The topographic maps were provided by EDR. Table 4-2 below provides the date, map name, and scale of the historical topographic maps reviewed. Copies of the maps are provided in Appendix D.

Table 4-2. Historical Topographic Maps			
Resource	Date	Map Name	Scale
EDR	1925	Tulare, CA	1:31680
	1927	Paige/Tulare, CA	1:31680
	1942	Tulare, CA	1:62500
	1950	Paige, CA	1:24000
	1951	Tulare/Paige, CA	1:24000
	1969	Tulare/Paige, CA	1:24000
	2012	Paige/Tulare, CA	1:24000
	2015	Paige/Tulare, CA	1:24000
	2018	Paige/Tulare, CA	1:24000

Review of the 1925 topographic map indicated that the target property contains undeveloped land, a structure on the northern portion, and the western portion of the target property is not mapped. Vehicular access is available from the north. The areas north and east of the target property are shown as undeveloped land, creeks, structures, and roadways. The area south of the target property is shown as undeveloped land, structures, roadways, a creek, and a railroad. The area west of the target property is not mapped.

The 1927 topographic map does not differ significantly from the 1925 topographic map. The area west of the target property is shown as undeveloped land, a creek, roadways, and structures.

The 1942 topographic map differs from the 1927 topographic map in that the area north of the target property is improved with additional structures. The area south of the target property is improved with additional structures and roadways. The area west of the target property is improved with additional structures and ponds.

The eastern portion of the target property and the area east of the target property is not mapped in the 1950 topographic map. The 1950 and 1951 topographic maps do not differ significantly from the 1942 topographic map.

The 1969 topographic map differs from the previous topographic maps in that the areas east and south of the target property are improved with additional structures and roadways. The area west of the target property is improved with additional structures.

The 2012 topographic map differs from the 1969 topographic map in that structures are no longer depicted on the map. The areas north, east, and south of the target property are improved with additional roadways.

The 2015 topographic map differs from the 2012 topographic map in that the area west of the target property is improved with additional roadways.

The 2018 topographic map differs from the 2015 topographic map in that the areas south and west of the target property are improved with additional roadways.

BC identified no previous use of the target property and/or adjoining properties that would represent an on-site or off-site REC during the historical topographic map review. Historical topographic maps are provided in Appendix D.

4.1.5 Sanborn Fire Insurance Maps

The Sanborn Fire Insurance Map series illustrates detailed historical development in some older sections of metropolitan areas. EDR maps were requested for the target property and the adjoining properties. EDR certified that there were no maps available for the target property and vicinity. The EDR document is provided in Appendix D.

4.2 Vapor Encroachment Screening

BC performed a Tier 1 Vapor Encroachment Screening (VES) for the target property in accordance with ASTM Standard Guide E 2600-15. This VES was completed in conjunction with ASTM E 1527-13 for Phase I ESAs. The purpose of the VES was to identify vapor encroachment conditions (VECs) for the target property.

The term VEC is defined by ASTM (2015) as:

The presence or likely presence of contaminant vapors in the subsurface of the target property caused by the release of vapors from contaminated soil and/or groundwater either on or near the target property as identified by the Tier 1 or Tier 2 procedures in ASTM Standard Guide E 2600-15.

A Tier 1 VES identifies any known or suspect contaminated facilities with volatile or semi-volatile hazardous substances or petroleum products, referred to as chemicals of concern (COCs), within an area of concern (AOC). The AOC for non-petroleum hydrocarbon COCs is a 1,760-foot (1/3-mile) radius from the contaminated facility to the boundary of the target property. For facilities with petroleum hydrocarbon COCs, the AOC is a 528-foot (1/10-mile) radius. The AOC can be reduced if groundwater flow direction is known or inferred using approximate msd of a COC. A critical distance, the estimated linear distance in any direction in which COC vapors from contaminated groundwater or soil might migrate in the vadose zone to the target property, is 100 feet for non-petroleum hydrocarbon COCs and light non-aqueous phase liquid (LNAPL) petroleum hydrocarbon COCs. The critical distance for dissolved-phase petroleum hydrocarbons is 30 feet.

According to the EDR VES Report, two (2) facilities were identified by EDR within the AOC for the target property. All facilities were eliminated as presenting a potential VEC due to distance, topographic location from the target property, or because a No Further Action has been obtained for any documented soil or groundwater contamination. No facilities were identified as potential concerns to the target property. The EDR VES Report is provided in Appendix E.

4.3 Previous Investigations and Assessments

No previous environmental investigations or assessments were made available to BC for review.

4.4 Standard Environmental Regulatory Record Sources

The purpose of the records review is to obtain and review reasonably ascertainable records that will help identify RECs, CRECs, or HRECs in connection with the target property. The EDR Report with a complete listing is included in Appendix C. Results of the search of the various applicable government agencies by EDR resulted in 15 facilities within the msd of the target property. The facilities identified in the EDR Report were listed in the following databases:

- **Resource Conservation and Recovery Act - Large Quantity Generators (RCRA-LQG):** RCRAInfo is the Environmental Protection Agency's (EPA's) comprehensive information system, providing access to data supporting the RCRA of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat, and/or dispose of hazardous waste as defined by the RCRA. LQGs generate more than 1,000 kilograms (kg) of hazardous waste, or more than 1 kg of acutely hazardous waste per month.
- **Recycling Center Listing (SWRCY):** A listing of recycling facility locations.
- **National Pollutant Discharge Elimination System (NPDES):** The NPDES permit program controls water pollution by regulating point sources that discharge pollutants into waters of the United States.
- **Solid Waste Facility/Landfill (SWF/LF) Listing:** This database is a comprehensive listing of all State Permitted Solid Waste Landfills.
- **Facility Index System/Facility Registry System (FINDS):** FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (Polychlorinated Biphenyl [PCB] Activity Data System).
- **EDR Hist Auto:** EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to, gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records," or HRHRs. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.
- **Environmental Compliance and History Online (ECHO):** ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.
- **Emissions Inventory Data (EMI):** Toxics and criteria pollutant emissions data collected by the ARB and local air pollution agencies.
- **Certified Unified Program Agency (CUPA) Listings:** A listing of sites included in the county's CUPA database. California's secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of

the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

- **CalEPA Regulated Site Portal Data (CERS):** The CalEPA Regulated Site Portal database combines data about environmentally regulated sites and facilities in California into a single database. It combines data from a variety of state and federal databases, and provides an overview of regulated activities across the spectrum of environmental programs for any given location in California. These activities include hazardous materials and waste, state and federal cleanups, impacted ground and surface waters, and toxic materials.
- **ENVIROSTOR:** The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifies sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.
- **School Property Evaluation Program (SCH):** This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose.
- **Statewide Environmental Evaluation and Planning System (SWEEPS) UST:** Underground storage tank listing, updated and maintained by a company contacted by the SWRCB in the early 1990s. The listing is no longer updated or maintained.
- **CA Facility Inventory Database (FID) UST:** The Facility Inventory Database containing active and inactive UST locations. The source is the State Water Resource Control Board.
- **HIST UST:** Historical UST registered database.
- **Cleanup Program Sites (CPS)-Spills, Leaks, Investigations, and Cleanups (SLIC) sites:** CPS-SLIC included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.
- **Hazardous Waste & Substance Site List (HIST CORTESE):** The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSTITES]. This listing is no longer updated by the state agency.
- **Superfund Enterprise Management System Archive (SEMS) ARCHIVE:** Tracks sites that have no further interest under the Federal Superfund Program based on available information. This list was formerly known as Comprehensive Environmental Response, Compensation, and Liability Information System - No Further Remedial Action Planned (CERCLIS-NFRAP), renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicated that, to the best of the EPA's knowledge, assessment at a site has been completed and that the EPA has determined no further steps will be taken to list the site on the NPL, unless information indicates this decision was not appropriate or other

considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that based upon available information, the located is not judged to be a potential NPL site.

The facilities identified in the EDR Report are discussed below.

- **Happy Gas**

761 Alpha Street

Distance: 8 feet

Direction: East

Database listed on: EDR Hist Auto

Topographic Relationship: Upgradient

Information in the above-listed database indicates that this facility was historically listed as a HAPPY GAS / gasoline service station in 2009. A review of aerial imagery indicates the facility address is a single-family home and most likely the home address of the business owner. Based on regulatory status, this facility does not represent a REC to the target property.

- **City of Tulare Water Well #26**

Pleasant West of Denair

Distance: 1,015 feet

Direction: East

Database listed on: CUPA Listings and CERS

Topographic Relationship: Upgradient

Information in the above-listed databases indicates this facility is listed as a small active chemical storage facility with no reported violations. Based on regulatory status, this facility does not represent a REC to the target property.

- **RB Recycling**

1845 West Tulare Avenue

Distance: 2,002 feet

Direction: Southeast

Database listed on: SWRCY and NPDES

Topographic Relationship: Cross-gradient

Information in the above-listed databases indicates this facility is currently listed as an active recycling facility that contains an industrial stormwater permit. Based on distance, topographic relationship, and regulatory status, this facility does not represent a REC to the target property.

- **CVS Pharmacy # 5551**

109 South West Street

Distance: 3,910 feet

Direction: South-Southeast

Database listed on: RCRA-LQG

Topographic Relationship: Cross-gradient

Information in the above-listed database indicates that this facility was historically listed as a large quantity generator of RCRA hazardous waste in 2012, 2014, 2016, 2018, and 2020.

No violations or evaluations were reported. Based on distance, topographic relationship, and regulatory status, this facility does not represent a REC to the target property.

- **Heritage Site**

Gail Avenue/Northridge Street

Distance: 6,809 feet

Direction: Northeast

Database listed on: ENVIROSTOR, SCH, and CERS

Topographic Relationship: Upgradient

Information in the above-listed databases indicate that this facility had an investigation for the school due to the previous agricultural use at the site for row crops. The potential COCs in soil included lead, DDE, DDT, and silver chlordane. No COCs were confirmed, and the report was closed with a No Further Action (NFA) status in July 2001. Based on distance and regulatory status, this facility does not represent a REC to the target property.

- **Tidewater Assoc Oil Co (3)**

904 North J Street

Distance: 7,421 feet

Direction: East

Database listed on: ENVIROSTOR

Topographic Relationship: Upgradient

Information in the above-listed database indicates that this facility was investigated for potential COCs in January 1983 and was closed with a NFA in September 1983. Based on distance and regulatory status, this facility does not represent a REC to the target property.

- **Rite Aid #5803**

110 East Cross Avenue

Distance: 7,798 feet

Direction: East

Database listed on: RCRA-LQG

Topographic Relationship: Upgradient

Information in the above-listed database indicates that this facility was historically listed as a large quantity generator of RCRA hazardous waste in 2014. No violations or evaluations were reported. Based on distance and regulatory status, this facility does not represent a REC to the target property.

- **Richfield Oil Corp (2)**

445 North J Street

Distance: 7,902 feet

Direction: East-Southeast

Database listed on: ENVIROSTOR

Topographic Relationship: Upgradient

Information in the above-listed database indicates that this facility was investigated for potential COCs in January 1983 and was closed with a NFA status in September 1983. Based on distance and regulatory status, this facility does not represent a REC to the target property.

- **Union Pacific Railroad (2 listings)**

141 North J Street

Distance: 8,301 feet

Direction: East-Southeast

Database listed on: RCRA-LQG, FINDS, and ECHO

Topographic Relationship: Upgradient

Information in the above-listed databases indicates that this facility was historically listed as a large quantity generator of RCRA hazardous waste in 2016. No violations or evaluations were reported. Based on distance and regulatory status, this facility does not represent a REC to the target property.

- **Pacific Bell**

140 North "L" Street

Distance: 9,180 feet

Direction: East-Southeast

Database listed on: RCRA-LQG, SWEEPS UST, HIST UST, CA FID UST, and EMI

Topographic Relationship: Upgradient

Information in the above-listed databases indicate that this facility was historically listed as a large quantity generator of RCRA hazardous waste in 1981. No violations or evaluations were reported. This facility also contains one (1) 1,000-gallon diesel UST that was installed in 1970. The current status of the UST is unknown. Based on distance and regulatory status, this facility does not represent a REC to the target property.

- **Bruce and Barbara Jones Trust**

3797 Avenue 248

Distance: 9,235 feet

Direction: North-Northwest

Database listed on: ENVIROSTOR, CPS-SLIC, HIST UST, HIST CORTESE, and CERS

Topographic Relationship: Cross-gradient

Information in the above-listed databases indicate that in January 1988, a preliminary assessment was recommended at the facility to evaluate potential contamination from pesticide/fertilizers. In June 1995, a site screening was completed, and onsite disposal of pesticide equipment rinse water was observed. A preliminary Endangerment Assessment was required. This report was completed and closed in August 1993 by the California Regional Water Quality Control Board. This facility also contained one (1) 300-gallon unleaded gasoline UST that was installed in 1961. The current status of the UST is unknown. Based on distance, topographic relationship, and regulatory status, this facility does not represent a REC to the target property.

- **Tulare Muni Arpt / Tulare Municipal Airport (2 listings)**
411 East Kern Avenue / 411 East Kern Avenue; 3 Mile From Tulare City
Distance: 9,923 feet
Direction: East-Southeast
Database listed on: SEMS-ARCHIVE and ENVIROSTOR
Topographic Relationship: Upgradient

Information in the above-listed databases indicate that this facility is a NFRAP site that does not qualify for the NPL. In September 1989, a preliminary assessment was conducted by EPA and a screening site inspection was recommended. In June 1995, a site screening was completed, and onsite disposal of pesticide equipment rinse water was observed. A preliminary Endangerment Assessment was required. This report is inactive and needs evaluation. Based on distance, this facility does not represent a REC to the target property.

- **McCollum Disposal Site**
10001 Avenue 248
Distance: 10,141 feet
Direction: Northeast
Database listed on: SWF/LF and CERS
Topographic Relationship: Upgradient

Information in the above-listed databases indicate that this facility is a closed solid waste disposal site. The regulation status of the facility is pending investigation. Based on distance, this facility does not represent a REC to the target property.

4.5 Orphan Summary

The orphan or unmapped site list consists of sites currently listed in Federal or State databases that have inadequate address information. However, if street addresses are available, the site locations are checked against the known location of the target property to determine their relative location to the minimum ASTM search distance from the target property. The EDR Orphan Summary identified no orphan sites with a poor or unconfirmed address, or business listing that may be in proximity to the target property.

4.6 Additional Environmental Record Sources

Additional sources of records that were reviewed for this assessment are briefly discussed below.

4.6.1 Local Fire Department

BC contacted the Tulare County Fire Department regarding hazardous materials incidents, fires, or hazardous materials storage permits at the target property. At the time of report production, a response had not been received. Should information be received which alters the conclusions of this report, DHI shall be immediately notified, and an addendum will be prepared.

4.6.2 Department of Health/Environmental Division

BC contacted the CalEPA regarding incidents of environmental concern at the target property. According to the CalEPA, no spills or other environmental issues have been reported for the target property.

4.6.3 Building Permit/Inspection Department

BC contacted the Tulare County Permitting and Land Management System regarding incidents of environmental concern at the target property. At the time of report production, a response had not been received. Should information be received which alters the conclusions of this report, DHI shall be immediately notified, and an addendum will be prepared.

Section 5

Interviews

The purpose of interviews is to obtain information indicating RECs, CRECs, or HRECs in connection with the target property, as described in ASTM E 1527-13. Selected individuals who were knowledgeable about current and past site operations were interviewed. The following is a brief summary of the information obtained about the target property.

5.1 Interviews with Owners, Occupants, and Others Knowledgeable of the Target Property

BC conducted an interview with the DHI representative, Ms. Melody N Haigh, during this Phase I and Limited Phase II ESA. Ms. Haigh confirmed the target property boundaries and seller contact information. Ms. Haigh indicated that the purchase price of the target property reflected fair market value and that DHI is not aware of any known issues at the target property that may present environmental concern.

BC conducted an interview with the seller site contact, Ms. Oleta Karen Van Valkenbur of Ms. Oleta Karen Van Valkenbur, Mr. Jim Van Valkenburg, Ms. Carolyn Mendenhall, and Ms. Cathy Vowell, about the current and past uses of the target property during this Phase I and Limited Phase II ESA. Ms. Van Valkenbur stated that he has been familiar with the property since 1958. To the best of his knowledge, no aboveground storage tanks (ASTs), USTs, cemeteries, gravesites, or pipelines have ever been located on the target property. Ms. Van Valkenbur also stated that the target property currently contains a septic system and a water well. Ms. Van Valkenbur also stated that the property had two (2) former structures and was formerly used for agricultural purposes. Ms. Van Valkenbur stated that cotton was grown on the property, which was farmed until the 1990s. Ms. Van Valkenbur stated that she did not know if there have ever been any previous environmental site investigations or assessments at the target property.

The results of these interviews identified no RECs or environmental risks regarding current or past operations at the target property.

Section 6

Site and Area Reconnaissance

6.1 Methodology and Limiting Conditions

The site and area reconnaissance were performed to identify obvious visual indications of present or past activities that have or could have contaminated the target property. The site reconnaissance was conducted on foot, unless otherwise noted, by Cesar Campos on March 22, 2022. Maps, which illustrate the general location and configuration of the target property, are presented as Figures 1 and 2, respectively. Site and area reconnaissance photographs are provided in Appendix B.

6.2 Site Reconnaissance

BC understands that DHI is under contract to purchase 10.44 acres of undeveloped grassland with a residential structure, planned for 82 finished residential lots. At the time of the site reconnaissance, the property consisted of undeveloped grassland with a residential structure. The surface was relatively flat terrain. No roadways were present onsite. Utilities, including water, sewer, electricity, and natural gas, were observed on the target property. DHI is planning to utilize public water and sewer connections.

Two (2) overhead power transmission lines are located on the northeastern portion of the target property, oriented northwest to southeast.

A general review of the developer's erosion control and stormwater compliance efforts indicated no implementation of stormwater best management practices (BMPs) at the target property. However, construction of the planned residential subdivision has not occurred. As such, stormwater BMPs do not represent a concern for the target property.

The following table summarizes conditions observed on the target property. A discussion describing the significance of each observed condition listed and results of its evaluation with respect to the target property follows.

Table 6-1. Conditions Observed During Site Reconnaissance

Underground Storage Tanks	No
Aboveground Storage Tanks	No
Hazardous Materials and Wastes	Yes
Solid Waste	Yes
Potential Polychlorinated Biphenyls Containing Equipment	No
Water Wells	Yes
Wastewater Sewage Disposal/Septic	Yes
Odors	No
Pits, Ponds, Lagoons, and Other Surface Waters	Yes
HVAC	No
Staining and Corrosion	No
Drains, Sumps, and Dry Wells	No
Stained Soils or Pavements	No

Table 6-1. Conditions Observed During Site Reconnaissance

Stressed Vegetation	No
Oil and Gas Wells / Mine Shafts	No
Structures	Yes

6.2.1 Underground Storage Tanks

BC's site reconnaissance revealed no evidence of USTs containing regulated substances on the target property. No evidence of historic USTs was observed on the target property. No unusual ground conditions, which might indicate the presence of USTs, waste oil tanks, hydraulic lifts, or other obvious environmental concerns relating to USTs, were observed on the target property during BC's site reconnaissance.

6.2.2 Aboveground Storage Tanks

BC's site reconnaissance revealed no evidence of ASTs on the target property. No evidence of historic ASTs was observed on the target property.

6.2.3 Hazardous Materials and Waste

BC's site reconnaissance revealed evidence of hazardous waste, including a half full 55-gallon used oil drum and propane tank, on the northeastern portion of the target property. The identified chemicals were observed in sealed containers, the drum was observed on a concrete pad, and the propane was observed in the original container. No evidence of spills or staining was observed in the area of product storage/usage.

6.2.4 Solid Waste

BC's site reconnaissance revealed evidence of solid waste on the northeastern portion and the northwestern and western boundaries of the target property in the form of debris/trash. Items observed included tree stumps, two (2) concrete pads sized 35 ft by 25 ft and 23 ft by 54 ft, a lawnmower, refrigerator, wood materials, a wood pile, a concrete pile, tires, a recreational vehicle, paper, concrete, and household debris.

6.2.5 PCB-Containing Fluids

Electrical transformers are often a source of environmental concern due to the potential presence of polychlorinated biphenyl (PCB)-containing cooling oils used in some units. Equipment containing hydraulic oil may also be PCB-containing. Utility companies will typically respond to reported spills associated with their equipment. BC did not observe any transformers on the target property during the site reconnaissance.

6.2.6 Water Supply/Utilities and Wells

Potable water, electricity, and natural gas utilities were observed on the northeastern portion of the target property. A water well was observed on the northeastern portion of the target property.

6.2.7 Wastewater, Sewage Disposal, and Septic Tanks

Wastewater and sewage systems were observed in rights-of-way of the target property. Evidence of a septic system with three (3) septic tanks was observed on the northeastern portion of the target property.

6.2.8 Odors

No unusual odors were noted during BC's site reconnaissance of the target property.

6.2.9 Pits, Ponds, Lagoons, and Other Surface Waters

A pit, sized 3 ft by 10 ft and 3 ft, was observed on the northeastern portion of the target property. According to the on-site resident, the pit was used to maintain farm equipment and vehicles from below.

No other evidence of pits, ponds, lagoons, or other surface waters were observed on the target property during BC's site reconnaissance.

6.2.10 Heating and Air Conditioning Systems

No heating, ventilation, and air conditioning (HVAC) systems were observed on the target property during BC's site reconnaissance.

6.2.11 Staining and Corrosion

No staining or corroded materials were observed on the target property during BC's site reconnaissance.

6.2.12 Drains, Sumps, and Dry Wells

No drains, sumps, or dry wells were observed on the target property during BC's site reconnaissance.

6.2.13 Stained Soil or Pavement

No stained soil or pavement was observed on the target property during BC's site reconnaissance.

6.2.14 Stressed Vegetation

No stressed vegetation was observed on the target property during BC's site reconnaissance.

6.2.15 Oil and Gas Wells and Mine Shafts

No evidence of oil wells and gas wells, mine shafts, or related activities was observed on the target property during BC's site reconnaissance.

6.2.16 Structures

The target property contains one (1) structure located on the northeastern portion of the target property. The structure is a one-story wood building that was built prior to 1969.

6.3 Area Reconnaissance

An area reconnaissance was performed to identify obvious visual indications of present or past activities that have or could have contaminated the target property. The area reconnaissance was conducted by automobile, and/or on foot, unless otherwise noted. The findings of the area reconnaissance are presented according to the geographic relationship to the target property.

6.3.1 North

The target property is bordered to the north by West Pleasant Avenue, beyond which are residential properties.

6.3.2 East

The target property is bordered to the east by residential properties, beyond which is Alpha Street, residential properties, an institutional property, and a park.

The following institutional property was located within 500 feet to the east of the target property.

- Pleasant Elementary School, 1855 West Pleasant Avenue, Tulare, California 93274, elementary school

6.3.3 South

The target property is bordered to the south by land under construction and residential properties.

6.3.4 West

The target property is bordered to the west by residential properties and Eldridge Avenue.

Section 7

Other Potential Issues of Concern

BC also conducted a review of other potential issues of concern, which may warrant further investigation. Issues of concern may impact or affect the manner or timeline in which development of the property can occur. Other potential issues of concern may include, but are not limited to the presence of suspect asbestos-containing materials (ACMs) and damaged lead-based paint (LBP) in structures located on the property, the presence of wetlands and threatened or endangered species, and the incidence of designated 100- and 500-year flood zones in relation to the target property. Other potential issues of concern are listed in the subsections below.

7.1 Suspect Asbestos-Containing Material

Typical building materials that contain asbestos are found in a variety of types and uses. Frequently encountered types of ACMs used in building construction include floor tile, linoleum, mastic, ceiling tile, spray-applied acoustical or decorative ceiling materials, plaster, drywall and drywall joint compound, insulation, roofing and flashing, and many other materials in common use prior to 1978. Materials that contain over one percent asbestos fibers are considered ACMs and must be handled if disturbed according to Occupational Safety and Health Administration (OSHA) and United States Environmental Protection Agency (USEPA) regulations. ACMs identified as “friable” (capable of being crumbled, pulverized, or reduced to powder by hand pressure) have greater potential for release of fibers to the atmosphere and are, therefore, of greater concern than non-friable ACMs. Friable ACMs that are damaged require renovation or removal and are the greatest immediate concern.

The target property contains one (1) residential structure that was built prior to 1969. Based on the date of construction being prior to 1978, ACMs present an environmental concern to the target property.

7.2 Lead-Based Paint

The use of LBP in housing was prohibited by the USEPA in 1979. The Residential Lead-Based Paint Hazard Reduction Act, commonly known as Title X, was enacted in the US in 1992 and USEPA regulations implementing Title X as to rental property were implemented in September and December of 1996.

The target property contains one (1) residential structure that was built prior to 1969. Based on the date of construction being prior to 1979, LBP presents an environmental concern to the target property.

7.3 Wetlands

Readily available data were reviewed to determine the site status with respect to wetland designation, or potential presence of wetlands. Data sources reviewed included an EDR Physical Setting Map, which illustrates target property conditions as reported by EDR, and an online query of the “Wetlands Interactive Mapper” made available by the United States Fish and Wildlife Service (USFWS) National Wetlands Inventory (NWI) website. According to the EDR Report and NWI mapper, no wetlands are located on the target property.

7.4 Threatened and Endangered Species

Readily available data were reviewed to determine the listed status of the area or county with respect to the presence of threatened or endangered species. Data sources reviewed included the USFWS endangered species protection program database obtained for Tulare County. Based on a list of endangered species for Tulare County provided by the USFWS website, there are 21 known endangered species, 11 threatened species, two (2) candidate species, five (5) resolved taxon species, one (1) species under review, and one (1) proposed threatened species for the county.

7.5 Floodplain

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map Number 06107C1250E, dated June 16, 2009, the target property is located in unshaded Zone X, which includes those areas outside the 500-year floodplain with less than 0.2 percent annual probability of flooding.

7.6 Radon

According to the EDR Report, the target property lies within Environmental Protection Agency (EPA) Radon Zone 2, areas with a predicted average indoor radon screening level between 2 and 4 picoCuries per liter of air (pCi/L). Information provided in the EDR Report indicates that a total of nine (9) residential sites were sampled for radon in Tulare County for target zip code 93274. Based on testing results, 100 percent of the results from first floor living areas were less than 4 pCi/L. The average indoor radon level for the first floor living areas was 1.544 pCi/L. According to Ms. Ninfa Conde of the Tulare Building Department, there are no building requirements related to elevated radon levels in the area.

7.7 Builder Certification

At DHI's request, BC provides the following non-scope information with respect to the target property and surrounding properties for DHI's consideration as to whether conditions at the target property or surrounding properties exist which could impact a prospective home buyer's purchase decision.

- Are there or will there be any hazards or unusual conditions in the target property or surrounding the property such as: nearby hazards, oil sumps, oils tanks, toxic and/or solid waste dumps, USTs, soils conditions, neighboring agricultural production, or any other environmental condition which needs to be disclosed? Hazardous waste including a half full 55-gallon used oil drum and propane tank were also observed on the northeastern portion of the target property. The identified chemicals were observed in sealed containers, the drum was observed on a concrete pad, and the propane was observed in the original container.
- Has the target property or any surrounding property been previously used as a toxic and/or solid waste dump site, oil sump, or for military training purposes? No
- Is the target property within a Nuclear Power Plant Basic Emergency Planning Zone? No
- Are you aware of any of the following: substances, materials, or products which may be an environmental hazard such as, but not limited to, formaldehyde, radon gas, methane gas, LBP, fuel or chemical storage tanks, and contaminated soil or water on the target property? Yes, one (1) structure is located on the target property that was built prior to 1969. Based on the date of construction being prior to 1978 and 1979, ACMs and LBP, respectively, are likely present at the target property. Hazardous waste including a half full 55-gallon used oil drum and propane tank were also observed on the northeastern portion of the target property. The

identified chemicals were observed in sealed containers, the drum was observed on a concrete pad, and the propane was observed in the original container. No evidence of spills or staining was observed in the area of the hazardous waste. The target property and surrounding properties were formerly used for agricultural production.

- Are you aware, or have any reason to believe, that the target property contains any rock material which includes natural occurrences of asbestos? No
- Is the target property covered by a State-prepared map indicating the likelihood of the presence of natural occurrences of asbestos? Yes, it is covered by a State-prepared map; however, no natural occurrences of asbestos are located on the target property.
- Has any geologic testing been conducted on the target property for the purpose of identifying the presence of asbestos fibers? No

In connection with potential submittal of Wild Oak for approval by the U.S. Department of Housing and Urban Development (HUD), BC prepared the following information requested by HUD Form 92541.

- Noise: Is the property located within the following:
 - 1,000 feet of a highway, freeway, or heavily traveled road? No
 - 3,000 feet of a railroad? No
 - 1 mile of a civil airfield? No
 - 5 miles of a military airfield? No
- Runway Clear Zones/Clear Zones:
 - Is the property within 3,000 feet of a civil or military airfield? No
 - If "Yes," is the property in a Runway Clear Zone/Clear Zone? N/A
- Explosive/Flammable Material Storage Hazard:
 - Does the property have an unobstructed view, or is it located within 2,000 feet of any facility handling or storing explosive or fire prone materials? No
- Toxic Waste Hazards:
 - Is the property within 3,000 feet of a dump or landfill, or a site on an EPA Superfund NPL list or equivalent State list? No

Section 8

Limited Phase II ESA

This section summarizes the results of the Limited Phase II ESA completed by BC at the target property to assess the soil conditions on the target property. Based on a review of readily available aerial imagery, the target property was previously utilized as an orchard from at least 1937 to 2003. According to the owner of the property, the target property was farmed for cotton from 1958 to the 1990s. Additionally, the target property currently and formerly contained structures on the northeastern portion of the target property from at least 1937. Additionally, a pit was observed on the target property that was formerly used as a trench to change oil of former farm equipment and vehicles. The Limited Phase II ESA was conducted by Tyler Christopher on April 27 to 28, 2022.

8.1 Purpose

BC conducted a Limited Phase II ESA to evaluate the potential impact to the surface soil from pesticide use from agricultural operations. These impacts were investigated in accordance with the Interim Sampling Guidance for Agricultural Properties dated August 2008 (Interim Guidance).

8.2 Scope of Work

The scope of work for the Limited Phase II ESA is described below.

- **Work Plan / Health and Safety Plan Development** – BC personnel developed a site-specific work plan for the target property. The work plan identified the specific issue, potential contaminants, and planned the sampling and analysis approach. Upon approval of the scope of work by DHI, a site-specific Health and Safety Plan (HASP) was generated.
- **Surface Soil Investigation** – On April 27 to 28, 2022, in accordance with the Interim Guidance, BC advanced twenty (20) hand auger borings on the target property to a maximum depth of 18-inches bgs to collect shallow soil samples. A soil sample was collected from the 0- to 6-inch interval and the 6- to 18-inch interval. The twenty (20) collected samples from the shallow 0- to 6-inch interval were composited into five (5) composite samples. Five (5) additional discrete samples were required to be collected throughout the target property for arsenic and copper analysis.

BC also advanced eight (8) hand auger borings on the target property to a maximum depth of 18-inches bgs to collect shallow soil samples. The borings were located in the area of the former structures believed to have been used for agricultural purposes. A soil sample was collected from the 0- to 6-inch interval and 6- to 18-inch intervals. The soil samples were composited into two (2) samples representative of each structure. The deeper interval composite samples were held at the lab pending analysis.

BC also analyzed the soil at the bottom of the observed pit using a photoionization detector (PID). No discoloration, odors, or elevated PID readings were observed; therefore, no soil samples were collected from this area.

The soil boring locations are indicated on Figure 5.

- **Laboratory Analysis** – Soil samples were submitted under standard chain-of-custody to Pace Analytical in Mt. Juliet, Tennessee, a California-certified laboratory. The five (5) composite

samples were analyzed for pesticides by the USEPA method 8081. The five (5) discrete soil samples were submitted to the laboratory for arsenic and copper analysis via USEPA method 6020. The two (2) shallow composite samples from the former structures were analyzed for arsenic and copper via USEPA method 6020 and pesticides by the USEPA method 8081.

8.3 Laboratory Analytical Results

Analytical results from the soil samples collected are presented below with the respective DTSC Human Health Risk Assessment (HHRA) Note 3 Screening Levels for Residential Soils and the DTSC Tier 1 Environmental Screening Levels (ESLs) for soil for pesticide samples. Soil samples analyzed for arsenic and copper are presented below with respective DTSC HHRA Note 3 Screening Levels, USEPA Residential Regional Screening Levels (RSLs) for soil, and the DTSC accepted background levels where applicable.

Table 8-1. Pesticide Soil Sample Detections				
	Units	4,4'-DDE	4,4'-DDT	Endrin
HHRA Note 3 Screening Levels	mg/kg	2	1.9	1.8
DTSC Tier 1 Screening Level	mg/kg	0.33	0.0011	0.0011
SB-01-04	mg/kg	ND	ND	ND
SB-05-08	mg/kg	ND	ND	ND
SB-09-12	mg/kg	ND	ND	ND
SB-13-16	mg/kg	ND	ND	ND
SB-17-20	mg/kg	ND	ND	ND
FS1-4 (0-6)	mg/kg	ND	ND	0.0464
FS5-8 (0-6)	mg/kg	0.248	0.0670	ND

NOTES:

mg/kg – milligrams per kilogram

ND – Non-detect

Bolded results are above the DTSC ESL Screening Levels, but below the DTSC HHRA screening levels.

Table 8-2. Metals Soil Sample Detections			
	Units	Arsenic	Copper
HHRA Note 3 Screening Levels	mg/kg	0.11	--
USEPA Residential RSL	mg/kg	0.68	3100
DTSC Median Concentration	mg/kg	--	21.6
DTSC Maximum Concentration	mg/kg	11	--
FS1-4 (0-6)	mg/kg	4.41	24.6
FS5-8 (0-6)	mg/kg	2.57	29.9
SB-01-04	mg/kg	2.55	26.7
SB-05-08	mg/kg	3.12	26.6

Table 8-2. Metals Soil Sample Detections			
	Units	Arsenic	Copper
HHRA Note 3 Screening Levels	mg/kg	0.11	--
USEPA Residential RSL	mg/kg	0.68	3100
DTSC Median Concentration	mg/kg	--	21.6
DTSC Maximum Concentration	mg/kg	11	--
SB-09-12	mg/kg	2.12	32.6
SB-13-16	mg/kg	2.79	29.1
SB-17-20	mg/kg	ND	21.3

NOTES:

mg/kg – milligrams per kilogram

DTSC Median Concentration - The median concentration of copper within DTSC acceptable background concentrations of trace and major elements in California Soils.

DTSC Maximum Concentration - The maximum concentration of arsenic with DTSC acceptable background concentrations of trace and major elements in California Soils.

Bolded results are above the DTSC and USEPA Screening Levels, but below the maximum concentration for arsenic in California Soils.

Highlighted results are above the DTSC acceptable median concentration for copper, but below the USEPA Screening Levels.

ND – Non-detect

Analytical detections from the soil samples indicate that there was an exceedance of 4,4'-DDT, 4,4'-DDE, and Endrin above the DTSC Tier 1 Screening Level; however, there were no impacts above the HHRA Note 3 Screening Levels. Arsenic was detected above the HHRA Note 3 Screening Level and the Soil Tier 1 ESL in six (6) of the samples collected, but these results were below the maximum concentration of arsenic with DTSC acceptable background concentrations of arsenic in California soils. Copper was detected above the DTSC acceptable median concentration of copper in California soils, but these results were below the USEPA Residential RSL.

The soil sample locations are indicated on Figure 5.

The analytical laboratory report and chain-of-custody documentation are provided in Appendix G.

8.4 Summary of Findings, Opinions, and Conclusions

Analytical detections from the soil samples indicate that there was an exceedance of 4,4'-DDT, 4,4'-DDE, and Endrin above the DTSC Tier 1 Screening Level; however, there were no impacts above the HHRA Note 3 Screening Levels. Arsenic was detected above the HHRA Note 3 Screening Level and the Soil Tier 1 ESL in six (6) of the samples collected, but these results were below the maximum concentration of arsenic with DTSC acceptable background concentrations of arsenic in California soils. Copper was detected above the DTSC acceptable median concentration of copper in California soils, but these results were below the USEPA Residential RSL. Based on soil results of the Limited Phase II ESA, no further actions or investigations are warranted at this time in regard to agricultural operations.

Section 9

Findings, Opinions, and Conclusions

9.1 Summary of Findings

BC performed this assessment in general conformance with the scope and limitations of the ASTM Standard E 1527-13 to identify any RECs in connection with the target property, including the presence, or likely presence, of any hazardous substances or petroleum products on the target property under conditions that indicate an existing release, or past release, or a material threat of release into the ground, groundwater, surface water, or structures on the target property. This assessment included an evaluation to the extent practicable of the past and present land uses at the target property and on adjacent properties.

9.2 Data Failures and Gaps

Through the course of this assessment, BC may have encountered data failures or data gaps. These failures or gaps, if any, are discussed below. The following provides the opinion of the Environmental Professional (EP) as to the significance of the data gaps in terms of defining RECs at the target property. Data failures may or may not be significant data gaps, and the discussion also provides information pertaining to whether the data failures resulted in significant data gaps.

9.2.1 Data Failures

Data failure is a failure to achieve the historical (property use) research objectives specified in the ASTM Standard Practice even after reviewing the eight standard historical sources that are reasonably ascertainable and likely to be useful. Data failure is one type of data gap. No data failure was encountered.

9.2.2 Data Gaps

A data gap is a lack of, or inability to obtain, information required by the ASTM Standard Practice, despite good faith efforts by the EP to gather such information. This could include any component of the Practice, e.g., standard environmental records, interviews, or a complete reconnaissance. A data gap by itself is not inherently significant, but if other information and/or the EP's experience raises reasonable concerns about the gap, it may be judged to be significant. Data gaps for this assessment include the following:

- Time gaps of more than five years were noted in available historical information. BC does not believe that this deviation precludes the ability to render an opinion regarding potential RECs or *de minimis* conditions for the target property or the conclusions or recommendations of this report.
- A search was not conducted for environmental liens as required under ASTM E 1527-13. DHI conducts title history research as part of their site acquisition process. BC does not believe that this deviation precludes the ability to render an opinion regarding potential RECs or *de*

minimis conditions for the target property or the conclusions or recommendations of this report.

- BC contacted the Tulare County Fire Department regarding hazardous materials incidents, fires, or hazardous materials storage permits at the target property. At the time of report production, a response had not been received. BC does not believe that this deviation precludes the ability to render an opinion regarding potential RECs or *de minimis* conditions for the target property or the conclusions or recommendations of this report.
- BC contacted the Tulare County Permitting and Land Management System regarding incidents of environmental concern at the target property. At the time of report production, a response had not been received. BC does not believe that this deviation precludes the ability to render an opinion regarding potential RECs or *de minimis* conditions for the target property or the conclusions or recommendations of this report.

In summary, BC concludes that none of the above-identified data gaps are likely to alter the conclusions or concentrations of this report.

9.3 Conclusions and Recommendations

The results of this assessment have identified no evidence of on-site or off-site RECs. The following housekeeping and/or developmental conditions were identified:

- A stormwater pollution prevention plan (SWPPP) should be prepared along with the installation of silt fences, vehicle track-out devices, and other erosion control BMPs prior to construction. Furthermore, the appropriate building and environmental permits should be reviewed to ensure that the target property is in compliance with local, state, and federal regulations.
- Debris was observed on the northeastern portion and the northwestern and western boundaries of the property and consisted of tree stumps, two (2) concrete pads sized 35 ft by 25 ft and 23 ft by 54 ft, a lawnmower, refrigerator, wood materials, a wood pile, a concrete pile, tires, a recreational vehicle, paper, concrete, and household debris. All debris appeared to be superficial in nature.

The debris should be collected and disposed from the target property in accordance with state and local regulations. If indications of any potential regulated materials or releases are observed during removal, BC should be contacted to determine if additional assessment is warranted.

- According to the EDR Report, the target property lies within EPA Radon Zone 2, areas with a predicted average indoor radon screening level use between 2 and 4 pCi/L. Information provided in the EDR Report indicates that a total of nine (9) residential sites were sampled for radon in Tulare County for target zip code 93274. Based on testing results, 100 percent of the results from first floor living areas were less than 4 pCi/L. The average indoor radon level for the first floor living areas was 1.544 pCi/L.

According to Ms. Ninfa Conde of the Tulare Building Department, there are no building requirements related to elevated radon levels in the area.

- A water well was observed on the northeastern portion of the target property.

The water well should be properly plugged and abandoned in accordance with state and local regulations if future use is not intended. If indications of any potential regulated materials or releases are observed during abandonment, BC should be contacted to determine if additional assessment is warranted.

- A current septic system with three (3) septic tanks was observed on the northeastern portion of the target property.

The septic system should be removed and disposed from the target property in accordance with state and local regulations if future use is not intended. If indications of any potential regulated materials or releases are observed during removal, BC should be contacted to determine if additional assessment is warranted.

- BC's site reconnaissance revealed evidence of hazardous waste, including a half full 55-gallon used oil drum and propane tank, on the northeastern portion of the target property. The identified chemicals were observed in sealed containers, the drum was observed on a concrete pad, and the propane was observed in the original container. No evidence of spills or staining was observed in the area of product storage/usage.

The hazardous waste should be removed and disposed from the target property in accordance with state and local regulations. If indications of any releases are observed during removal, BC should be contacted to determine if additional assessment is warranted.

- The target property contains one (1) structure that was built prior to 1969. Based on the date of construction being prior to 1978 and 1979, ACMs and LBP, respectively, are likely present at the target property.

BC believes that an ACM and LBP survey is warranted based on the date of construction of this structure being prior to 1978 and 1979. If applicable, the appropriate abatement methods should be followed during demolition of the target property structures.

- Two (2) overhead power transmission lines are located on the northeastern portion of the target property, oriented northwest to southeast.

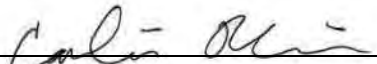
Care should be taken to ensure that the overhead power transmission lines rights-of-way are not disturbed during development of the target property.

No further assessment of the target property is recommended at this time.


BC requests notification for further discussion or evaluation of any new conditions discovered during the development of the target property.

9.4 Environmental Professional's Statement and Signature

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR 312.



Caroline Robinson
Staff, Environmental Scientist



Kris Stanley
Senior Professional, Environmental
Scientist

Section 10

Environmental Professionals' Qualifications

BC personnel involved with this project are listed below along with pertinent information regarding their qualifications and specialized knowledge. Additional details regarding each listed professional have been included in Appendix H.

BC EPs conducting the assessment include: Cesar Campos, Tyler Christopher, Hunter Johnson, Caroline Robinson, and Kris Stanley.

Section 11

References

40 CFR 312, Standards and Practices for All Appropriate Inquiries; Final Rule, November 2005 (AAI Rule).

American Society for Testing and Materials (ASTM), November 2013. *Standard Practice E1527 13 for Environmental Site Assessments: Phase I Environmental Site Assessment Process.*

Environmental Data Resources, Inc., *The EDR Radius Map Report with Geocheck.* Inquiry number 6905243.2s. March 18, 2022.

Environmental Data Resources, Inc., *The EDR Aerial Photo Decade Package.* Inquiry number 6905243.8. March 21, 2022.

Environmental Data Resources, Inc., *EDR Historical Topo Map Report.* Inquiry number 6905243.4. March 18, 2022.

Environmental Data Resources, Inc., *The EDR-City Directory Image Report.* Inquiry number 6905243.5. March 23, 2022.

Environmental Data Resources, Inc., *Certified Sanborn Map Report.* Inquiry number 6905243.3. March 18, 2022.

Environmental Data Resources, Inc., *EDR Vapor Encroachment Screen.* Inquiry number 6905243.2s. April 28, 2022.

Federal Emergency Management Agency, <http://msc.fema.gov/>

National Wetlands Inventory Maps, <http://www.fws.gov/wetlands/Data/Mapper.html>

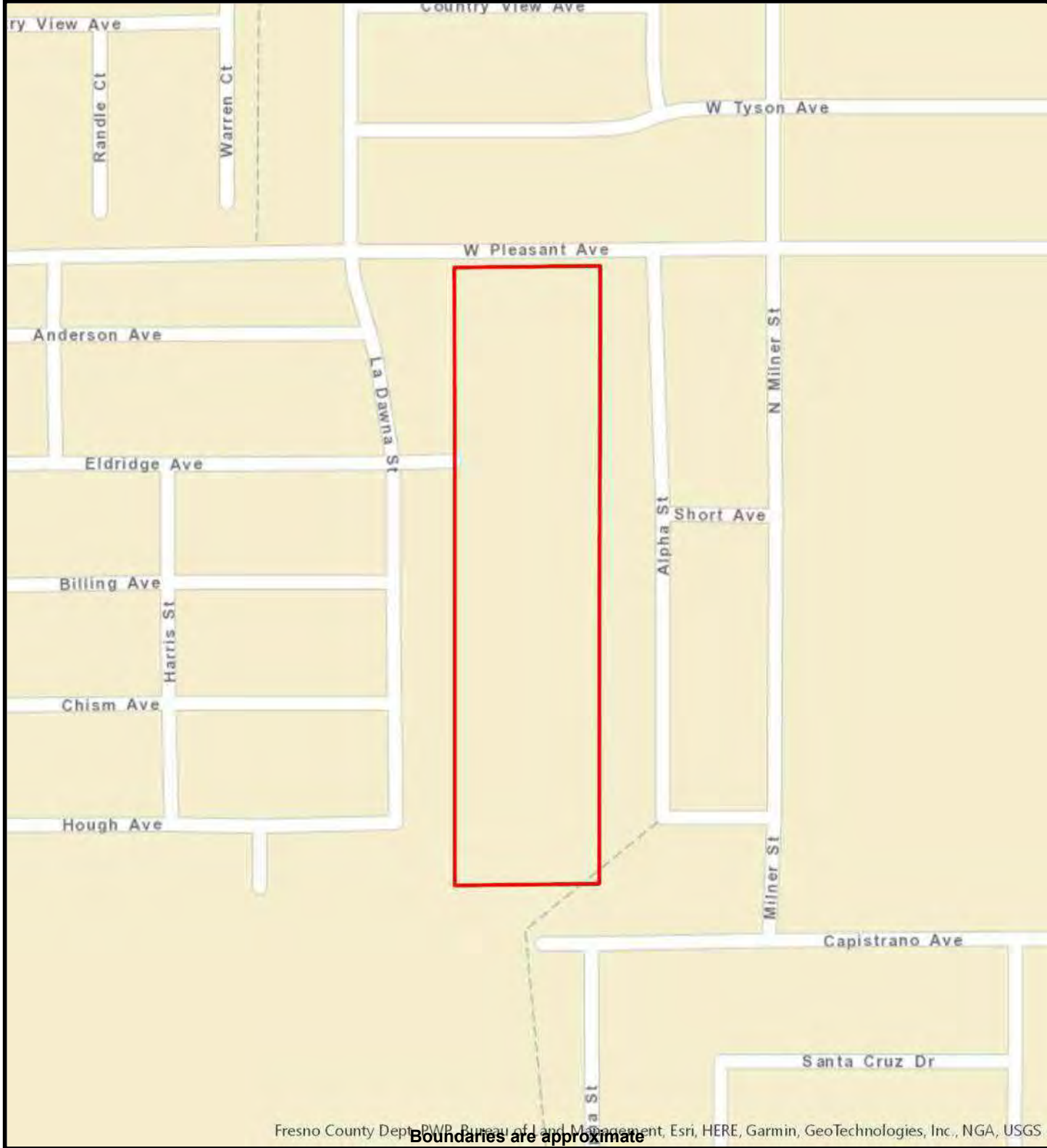
Pace Analytical National, *Analytical Report.* Sample Delivery Group: L1489480. May 16, 2022.

Tulare County Property Appraiser, <https://tularecounty.maps.arcgis.com/apps/webappviewer/index.html?id=e7d7da648dab43e1a9eb0233889b7c32&msckid=c50e0de8c65a11ec91d21e9573a41910>

U.S. Fish and Wildlife, Threatened and Endangered Species, http://ecos.fws.gov/tess_public/



Appendix A: Figures



Fresno County Dept. PWP, Bureau of Land Management, Esri, HERE, Garmin, GeoTechnologies, Inc., NGA, USGS

Boundaries are approximate

Vicinity Map

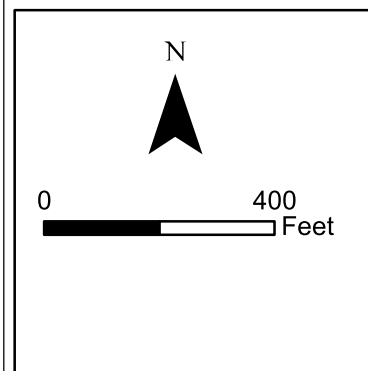
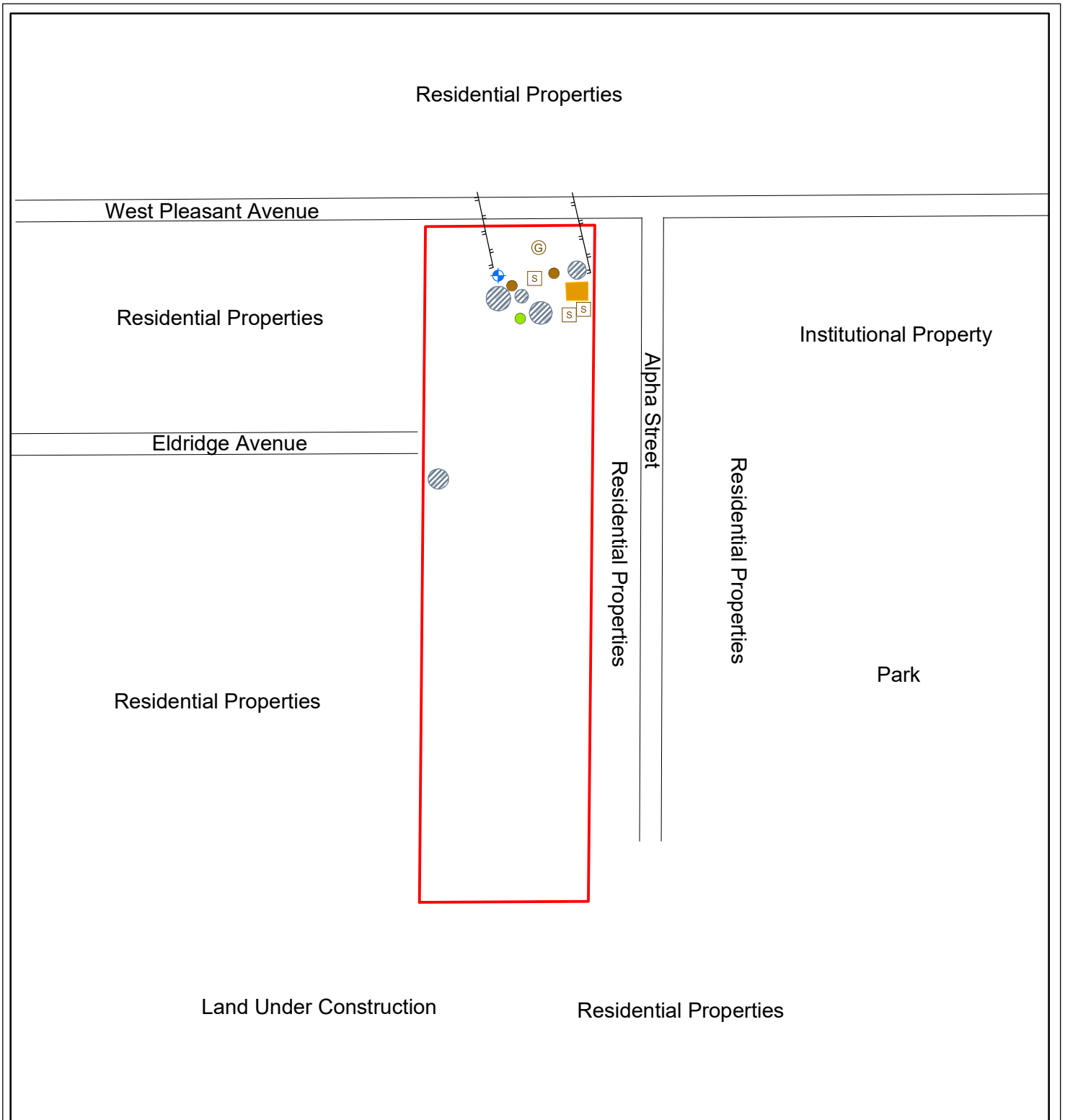


FIGURE 1

Wild Oak
Tulare, California

Brown AND Caldwell

D·R·HORTON DRI
Listed
NYSE
America's Builder



- Legend**
- Hazardous Waste
 - G Natural Gas Meter
 - Pit
 - S Septic Tank
 - ◆ Water Well
 - Overhead Power Transmission Line
 - Target Property Boundary
 - Debris
 - Structure

FIGURE 2
Target Property Map

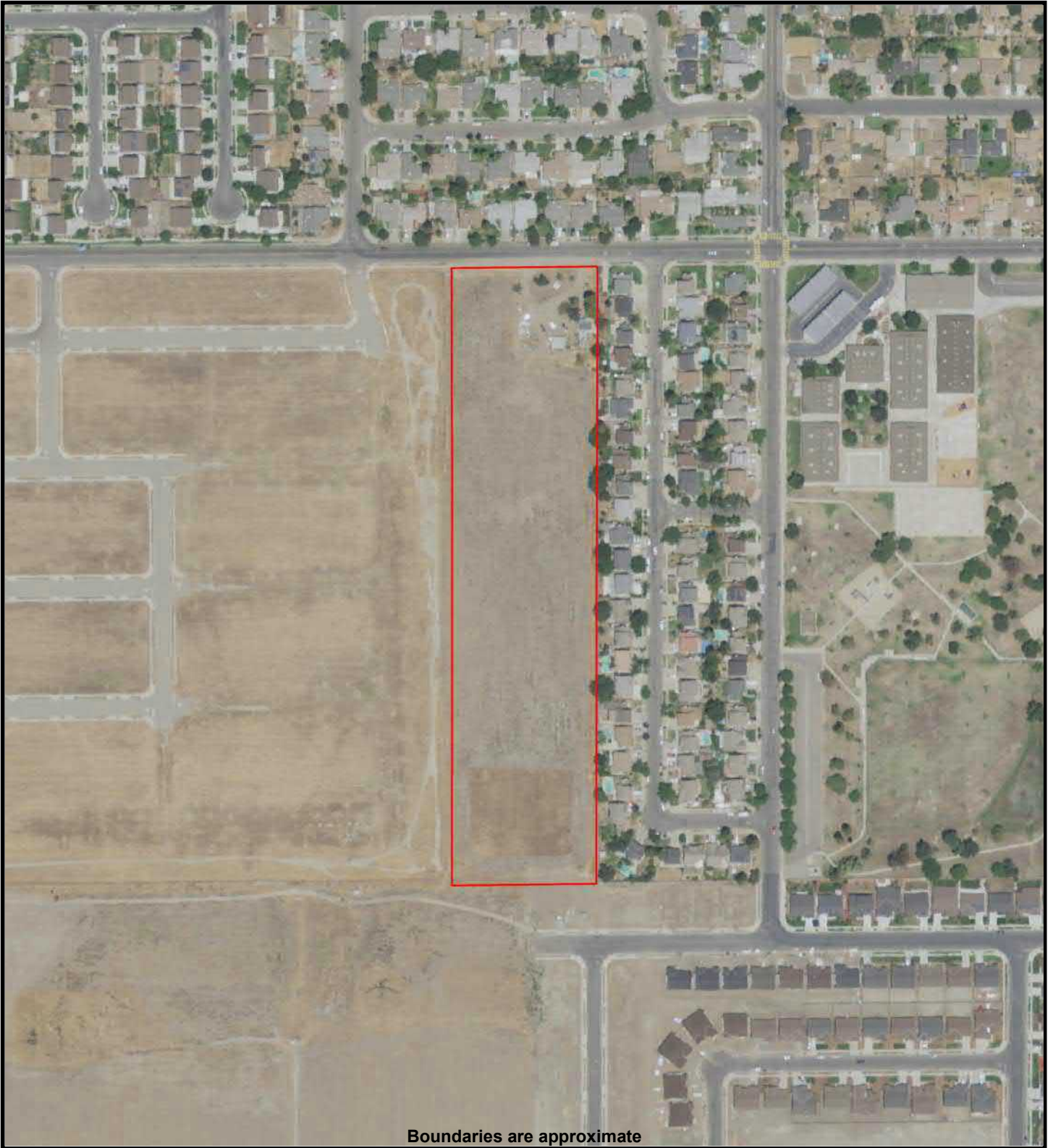
Wild Oak

2043 West Pleasant Avenue
Tulare, California
Tulare County

Brown AND Caldwell

D·R·HORTON DHI
NYSE

America's Builder



Boundaries are approximate

Aerial Photo

2016

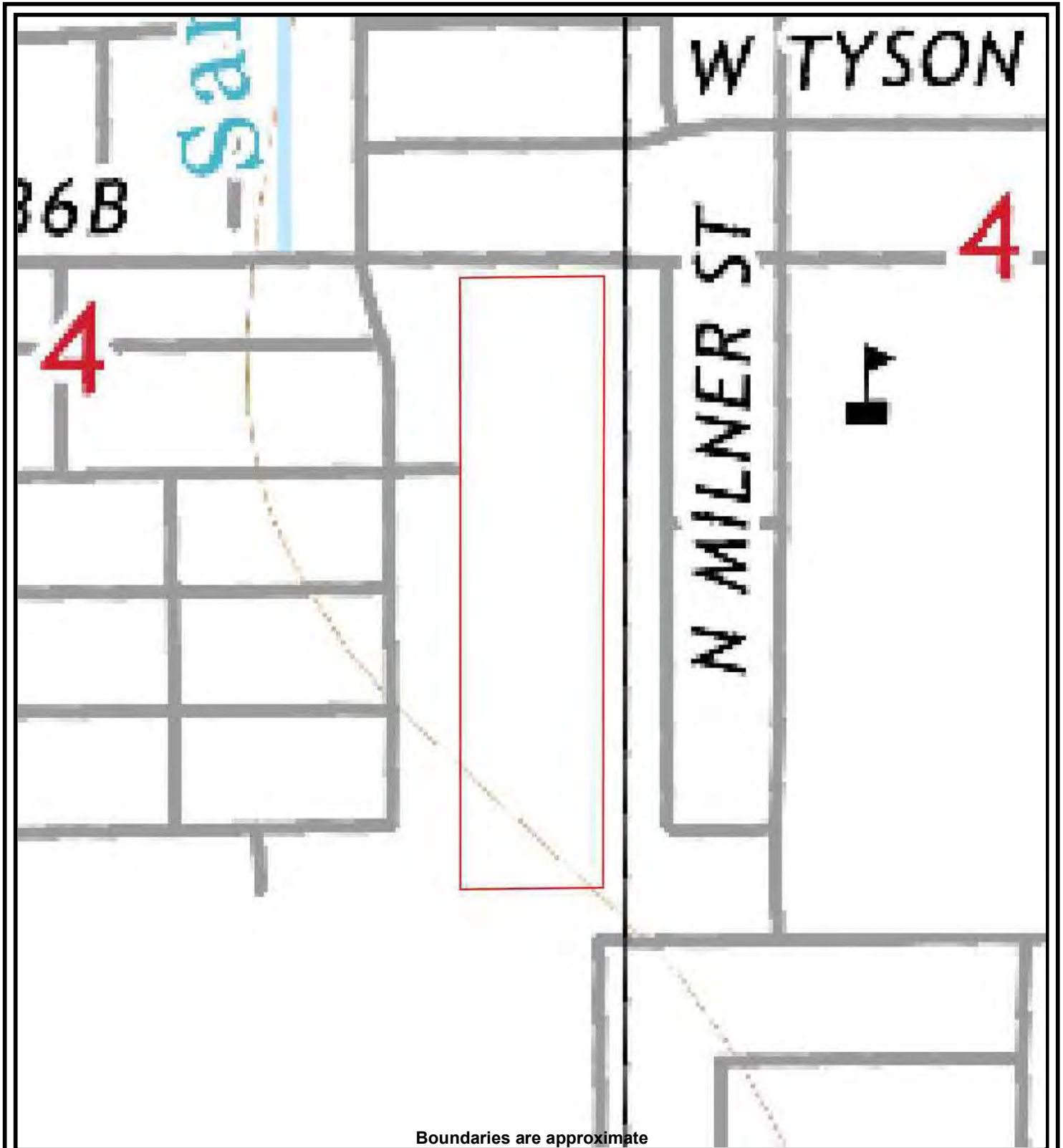


FIGURE 3

Wild Oak
Tulare, California

Brown AND Caldwell

D·R·HORTON DRI
Listed
NYSE
America's Builder



Boundaries are approximate

Paige/Tulare,
California
2018

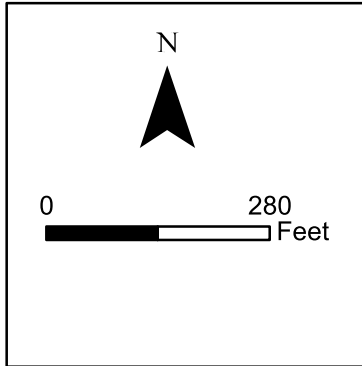
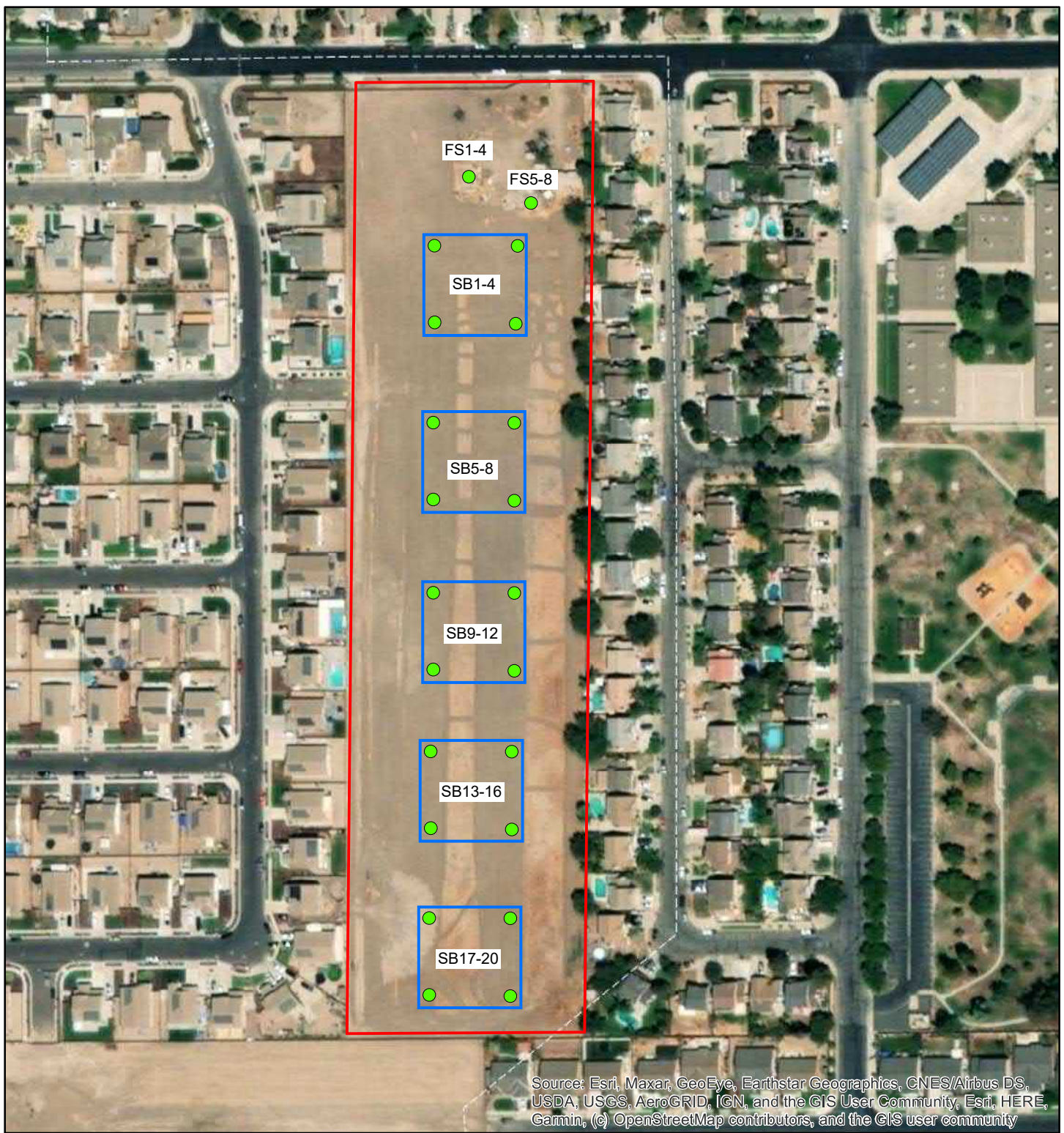


FIGURE 4

Wild Oak
Tulare, California

Brown AND Caldwell

D·R·HORTON DRI
Listed
NYSE
America's Builder



Legend	
●	Soil Sample
	Sample Group
	Target Property Boundary

FIGURE 5
Sample Location Map

 Wild Oak

 2043 West Pleasant Avenue
 Tulare, California
 Tulare County




Brown AND Caldwell

D·R·HORTON DRI Limited NYSE
America's Builder






Appendix B: Site and Surrounding Area Photographs

Wild Oak
Phase I and Limited Phase II Environmental Site Assessment
2043 West Pleasant Avenue
Tulare, Tulare County, California 93274

Photo #1	
Description: Entrance to the target property via West Pleasant Avenue	
Facing Southeast	
Photo #2	
Description: Entrance to the target property via West Pleasant Avenue	
Facing Southwest	
Photo #3	
Description: Entrance to the target property via Eldridge Avenue	
Facing South	




Wild Oak
Phase I and Limited Phase II Environmental Site Assessment
2043 West Pleasant Avenue
Tulare, Tulare County, California 93274

Photo #4	
Description: Northern portion of the target property	
Facing South	
Photo #5	
Description: Northern portion of the target property	
Facing Southeast	
Photo #6	
Description: Northeastern portion of the target property	
Facing East	

Wild Oak
Phase I and Limited Phase II Environmental Site Assessment
2043 West Pleasant Avenue
Tulare, Tulare County, California 93274

Photo #7	
Description: Eastern portion of the target property	
Facing West	
Photo #8	
Description: Southern portion of the target property	
Facing Northeast	
Photo #9	
Description: Southern portion of the target property	
Facing North	




Wild Oak
Phase I and Limited Phase II Environmental Site Assessment
2043 West Pleasant Avenue
Tulare, Tulare County, California 93274

Photo #10	
Description: Southern portion of the target property	
Facing Northwest	
Photo #11	
Description: Western portion of the target property	
Facing East	
Photo #12	
Description: Western side of the residential structure on the northeastern portion of the target property	
Facing East	

Wild Oak
Phase I and Limited Phase II Environmental Site Assessment
2043 West Pleasant Avenue
Tulare, Tulare County, California 93274

<p>Photo #13</p>	
<p>Description: Southern side of the residential structure on the northeastern portion of the target property</p>	
<p>Facing North</p>	
<p>Photo #14</p>	
<p>Description: Eastern side of the residential structure on the northeastern portion of the target property</p>	
<p>Facing North-Northwest</p>	
<p>Photo #15</p>	
<p>Description: Northern side of the residential structure on the northeastern portion of the target property</p>	
<p>Facing South</p>	




Wild Oak
Phase I and Limited Phase II Environmental Site Assessment
2043 West Pleasant Avenue
Tulare, Tulare County, California 93274

Photo #16	
Description: Overhead power transmission line on the northeastern portion of the target property	
Facing Northeast	
Photo #17	
Description: Overhead power transmission line on the northeastern portion of the target property	
Facing North	
Photo #18	
Description: Electric utility on the northern boundary of the target property, along West Pleasant Avenue	
Facing West	




Wild Oak
Phase I and Limited Phase II Environmental Site Assessment
2043 West Pleasant Avenue
Tulare, Tulare County, California 93274

Photo #19	
Description: Electric utility pole and meter on the northeastern portion of the target property	
Facing West	
Photo #20	
Description: Sewer utility on the northeastern entrance to the target property	
Facing South	
Photo #21	
Description: Water utility on the northeastern portion of the target property	
Facing West	

Wild Oak
Phase I and Limited Phase II Environmental Site Assessment
2043 West Pleasant Avenue
Tulare, Tulare County, California 93274

Photo #22	
Description: Water well on the northeastern portion of the target property	
Facing West	
Photo #23	
Description: Natural gas utility meter on the northeastern portion of the target property	
Facing South	
Photo #24	
Description: Septic tank area according to the site contact on the northeastern portion of the target property	
Facing North	



Wild Oak
Phase I and Limited Phase II Environmental Site Assessment
2043 West Pleasant Avenue
Tulare, Tulare County, California 93274

Photo #25	
Description: Area of two septic tanks installed by site contact on the northeastern portion of the target property	
Facing Northeast	
Photo #26	
Description: Typical tree stumps (vegetative debris) between 15 to 24 inches in diameter, on the northeastern portion of the target property	
Facing Southwest	
Photo #27	
Description: Concrete pad 35' by 25', lawnmower, refrigerator, and wood material (debris) on the northeastern portion of the target property	
Facing Southeast	




Wild Oak
Phase I and Limited Phase II Environmental Site Assessment
2043 West Pleasant Avenue
Tulare, Tulare County, California 93274

Photo #28	
Description: Wood pile (debris) on the northeastern portion of the target property	
Facing Southeast	
Photo #29	
Description: Concrete pile (debris) on the northeastern portion of the target property	
Facing South	
Photo #30	
Description: Concrete pad 23' by 54', tires, a recreational vehicle, and household debris on the northeastern portion	
Facing East	




Wild Oak
Phase I and Limited Phase II Environmental Site Assessment
2043 West Pleasant Avenue
Tulare, Tulare County, California 93274

Photo #31	
Description: Recreational vehicle parked on concrete pad and household debris on the northeastern portion of the target property	
Facing Northwest	
Photo #32	
Description: Tree stump and household debris on the northeastern portion of the target property	
Facing Northeast	
Photo #33	
Description: Household debris and propane tank on the northeastern portion of the target property	
Facing South	

Wild Oak
Phase I and Limited Phase II Environmental Site Assessment
2043 West Pleasant Avenue
Tulare, Tulare County, California 93274

<p>Photo #34</p>	
<p>Description: Paper, wood, and household debris piles on the northeastern portion of the target property</p>	
<p>Facing North</p>	
<p>Photo #35</p>	
<p>Description: Concrete (debris) on the western boundary of the target property, along Eldridge Avenue entrance</p>	
<p>Facing South</p>	
<p>Photo #36</p>	
<p>Description: Pit 3' by 10' and 3' deep covered by plywood on the northeastern portion of the target property</p>	
<p>Facing West</p>	



Wild Oak
Phase I and Limited Phase II Environmental Site Assessment
2043 West Pleasant Avenue
Tulare, Tulare County, California 93274

<p>Photo #37</p>	
<p>Description: 55 gallon used oil drum approximately half full on the northeastern portion of the target property</p>	
<p>Facing Southwest</p>	
<p>Photo #38</p>	
<p>Description: Wooden fence with cinder block retaining wall on the northwestern boundary of the target property</p>	
<p>Facing South</p>	
<p>Photo #39</p> <p>Description: Earth mounds on the western boundary of the target property</p>	
<p>Facing Northeast</p>	

Wild Oak
Phase I and Limited Phase II Environmental Site Assessment
2043 West Pleasant Avenue
Tulare, Tulare County, California 93274

Photo #40	
Description: Residential properties north adjacent to the target property, beyond West Pleasant Avenue	
Facing North	
Photo #41	
Description: Residential properties east adjacent to the target property	
Facing East	
Description: Residential properties southeast adjacent to the target property	
Facing East-Southeast	

Wild Oak
Phase I and Limited Phase II Environmental Site Assessment
2043 West Pleasant Avenue
Tulare, Tulare County, California 93274

Photo #43	
Description: Land under construction southwest adjacent to the target property	
Facing Southwest	
Photo #44	
Description: Residential properties west adjacent to the target property, along Eldridge Avenue	
Facing West	



Appendix C: EDR

Wild Oak

2043 West Pleasant Avenue
Tulare, CA 93274

Inquiry Number: 6905243.2s
March 18, 2022

The EDR Radius Map™ Report with GeoCheck®



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

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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E1527-21), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

2043 WEST PLEASANT AVENUE
TULARE, CA 93274

COORDINATES

Latitude (North): 36.2163190 - 36° 12' 58.74"
Longitude (West): 119.3757160 - 119° 22' 32.57"
Universal Transverse Mercator: Zone 11
UTM X (Meters): 286444.9
UTM Y (Meters): 4010357.5
Elevation: 281 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 12012211 PAIGE, CA
Version Date: 2018

Northeast Map: 12012261 VISALIA, CA
Version Date: 2018

Southeast Map: 12012255 TULARE, CA
Version Date: 2018

Northwest Map: 12012173 GOSHEN, CA
Version Date: 2018

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 20140618
Source: USDA

MAPPED SITES SUMMARY

Target Property Address:
2043 WEST PLEASANT AVENUE
TULARE, CA 93274

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
1	HAPPY GAS	761 ALPHA ST	EDR Hist Auto	Higher	8, 0.002, East
2	CITY OF TULARE WATER	PLEASANT W OF DENAIR	CUPA Listings, CERS	Higher	1015, 0.192, East
3	RB RECYCLING	1845 W TULARE AVE	SWRCY, NPDES	Lower	2002, 0.379, SSE
4	CVS PHARMACY # 5551	109 SOUTH WEST STREE	RCRA-LQG	Lower	3910, 0.741, SSE
5	HERITAGE SITE	GAIL AVENUE/NORTHRID	ENVIROSTOR, SCH, CERS	Higher	6809, 1.290, NE
6	TIDEWATER ASSOC OIL	904 NORTH J ST	ENVIROSTOR	Higher	7421, 1.405, East
7	RITE AID #5803	110 E CROSS AVE	RCRA-LQG	Higher	7798, 1.477, East
8	RICHFIELD OIL CORP (445 NORTH J ST	ENVIROSTOR	Higher	7902, 1.497, ESE
A9	UNION PACIFIC RAILRO	141 NORTH J ST	RCRA-LQG, FINDS, ECHO	Higher	8301, 1.572, ESE
A10	UNION PACIFIC RAILRO	141 NORTH J ST	RCRA-LQG	Higher	8301, 1.572, ESE
11	PACIFIC BELL	140 NORTH "L" STREET	RCRA-LQG, SWEEPS UST, HIST UST, CA FID UST, EMI	Higher	9180, 1.739, ESE
12	BRUCE AND BARBARA JO	3797 AVE 248	ENVIROSTOR, CPS-SLIC, HIST UST, HIST CORTESE, CERS	Higher	9235, 1.749, NNW
B13	TULARE MUNI ARPT	411 E KERN AVE	SEMS-ARCHIVE	Higher	9923, 1.879, ESE
B14	TULARE MUNICIPAL AIR	411 EAST KERN AVE; 3	ENVIROSTOR	Higher	9923, 1.879, ESE
15	MCCOLLUM DISPOSAL SI	10001 AVE. 248	SWF/LF, CERS	Higher	10141, 1.921, NE

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal NPL (Superfund) sites

NPL..... National Priority List
Proposed NPL..... Proposed National Priority List Sites
NPL LIENS..... Federal Superfund Liens

Lists of Federal Delisted NPL sites

Delisted NPL..... National Priority List Deletions

Lists of Federal sites subject to CERCLA removals and CERCLA orders

FEDERAL FACILITY..... Federal Facility Site Information listing
SEMS..... Superfund Enterprise Management System

Lists of Federal RCRA facilities undergoing Corrective Action

CORRACTS..... Corrective Action Report

Lists of Federal RCRA TSD facilities

RCRA-TSDF..... RCRA - Treatment, Storage and Disposal

Lists of Federal RCRA generators

RCRA-SQG..... RCRA - Small Quantity Generators
RCRA-VSQG..... RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity
Generators)

Federal institutional controls / engineering controls registries

LUCIS..... Land Use Control Information System
US ENG CONTROLS..... Engineering Controls Sites List
US INST CONTROLS..... Institutional Controls Sites List

Federal ERNS list

ERNS..... Emergency Response Notification System

EXECUTIVE SUMMARY

Lists of state- and tribal (Superfund) equivalent sites

RESPONSE..... State Response Sites

Lists of state and tribal leaking storage tanks

LUST..... Geotracker's Leaking Underground Fuel Tank Report
INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land
CPS-SLIC..... Statewide SLIC Cases

Lists of state and tribal registered storage tanks

FEMA UST..... Underground Storage Tank Listing
UST..... Active UST Facilities
AST..... Aboveground Petroleum Storage Tank Facilities
INDIAN UST..... Underground Storage Tanks on Indian Land

Lists of state and tribal voluntary cleanup sites

VCP..... Voluntary Cleanup Program Properties
INDIAN VCP..... Voluntary Cleanup Priority Listing

Lists of state and tribal brownfield sites

BROWNFIELDS..... Considered Brownfields Sites Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS..... A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT..... Waste Management Unit Database
HAULERS..... Registered Waste Tire Haulers Listing
INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands
DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations
ODI..... Open Dump Inventory
IHS OPEN DUMPS..... Open Dumps on Indian Land

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL..... Delisted National Clandestine Laboratory Register
HIST Cal-Sites..... Historical Calsites Database
SCH..... School Property Evaluation Program
CDL..... Clandestine Drug Labs
CERS HAZ WASTE..... CERS HAZ WASTE
Toxic Pits..... Toxic Pits Cleanup Act Sites
US CDL..... National Clandestine Laboratory Register
PFAS..... PFAS Contamination Site Location Listing
AQUEOUS FOAM..... Former Fire Training Facility Assessments Listing

Local Lists of Registered Storage Tanks

SWEEPS UST..... SWEEPS UST Listing

EXECUTIVE SUMMARY

HIST UST..... Hazardous Substance Storage Container Database
CA FID UST..... Facility Inventory Database
CERS TANKS..... California Environmental Reporting System (CERS) Tanks

Local Land Records

LIENS..... Environmental Liens Listing
LIENS 2..... CERCLA Lien Information
DEED..... Deed Restriction Listing

Records of Emergency Release Reports

HMIRS..... Hazardous Materials Information Reporting System
CHMIRS..... California Hazardous Material Incident Report System
LDS..... Land Disposal Sites Listing
MCS..... Military Cleanup Sites Listing
SPILLS 90..... SPILLS 90 data from FirstSearch

Other Ascertainable Records

RCRA NonGen / NLR..... RCRA - Non Generators / No Longer Regulated
FUDS..... Formerly Used Defense Sites
DOD..... Department of Defense Sites
SCRD DRYCLEANERS..... State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR..... Financial Assurance Information
EPA WATCH LIST..... EPA WATCH LIST
2020 COR ACTION..... 2020 Corrective Action Program List
TSCA..... Toxic Substances Control Act
TRIS..... Toxic Chemical Release Inventory System
SSTS..... Section 7 Tracking Systems
ROD..... Records Of Decision
RMP..... Risk Management Plans
RAATS..... RCRA Administrative Action Tracking System
PRP..... Potentially Responsible Parties
PADS..... PCB Activity Database System
ICIS..... Integrated Compliance Information System
FTTS..... FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS..... Material Licensing Tracking System
COAL ASH DOE..... Steam-Electric Plant Operation Data
COAL ASH EPA..... Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER..... PCB Transformer Registration Database
RADINFO..... Radiation Information Database
HIST FTTS..... FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS..... Incident and Accident Data
CONSENT..... Superfund (CERCLA) Consent Decrees
INDIAN RESERV..... Indian Reservations
FUSRAP..... Formerly Utilized Sites Remedial Action Program
UMTRA..... Uranium Mill Tailings Sites
LEAD SMELTERS..... Lead Smelter Sites
US AIRS..... Aerometric Information Retrieval System Facility Subsystem
US MINES..... Mines Master Index File
ABANDONED MINES..... Abandoned Mines
FINDS..... Facility Index System/Facility Registry System
ECHO..... Enforcement & Compliance History Information

EXECUTIVE SUMMARY

DOCKET HWC.....	Hazardous Waste Compliance Docket Listing
UXO.....	Unexploded Ordnance Sites
FUELS PROGRAM.....	EPA Fuels Program Registered Listing
CA BOND EXP. PLAN.....	Bond Expenditure Plan
Cortese.....	"Cortese" Hazardous Waste & Substances Sites List
DRYCLEANERS.....	Cleaner Facilities
EML.....	Emissions Inventory Data
ENF.....	Enforcement Action Listing
Financial Assurance.....	Financial Assurance Information Listing
ICE.....	ICE
HIST CORTESE.....	Hazardous Waste & Substance Site List
HWP.....	EnviroStor Permitted Facilities Listing
HWT.....	Registered Hazardous Waste Transporter Database
MINES.....	Mines Site Location Listing
MWMP.....	Medical Waste Management Program Listing
NPDES.....	NPDES Permits Listing
PEST LIC.....	Pesticide Regulation Licenses Listing
PROC.....	Certified Processors Database
Notify 65.....	Proposition 65 Records
UIC.....	UIC Listing
UIC GEO.....	UIC GEO (GEOTRACKER)
WASTEWATER PITS.....	Oil Wastewater Pits Listing
WDS.....	Waste Discharge System
WIP.....	Well Investigation Program Case List
MILITARY PRIV SITES.....	MILITARY PRIV SITES (GEOTRACKER)
PROJECT.....	PROJECT (GEOTRACKER)
WDR.....	Waste Discharge Requirements Listing
CIWQS.....	California Integrated Water Quality System
CERS.....	CERS
NON-CASE INFO.....	NON-CASE INFO (GEOTRACKER)
OTHER OIL GAS.....	OTHER OIL & GAS (GEOTRACKER)
PROD WATER PONDS.....	PROD WATER PONDS (GEOTRACKER)
SAMPLING POINT.....	SAMPLING POINT (GEOTRACKER)
WELL STIM PROJ.....	Well Stimulation Project (GEOTRACKER)
MINES MRDS.....	Mineral Resources Data System
HWTS.....	Hazardous Waste Tracking System

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP.....	EDR Proprietary Manufactured Gas Plants
EDR Hist Cleaner.....	EDR Exclusive Historical Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF.....	Recovered Government Archive Solid Waste Facilities List
RGA LUST.....	Recovered Government Archive Leaking Underground Storage Tank

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

EXECUTIVE SUMMARY

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal CERCLA sites with NFRAP

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

A review of the SEMS-ARCHIVE list, as provided by EDR, and dated 01/25/2022 has revealed that there is 1 SEMS-ARCHIVE site within approximately 2 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
TULARE MUNI ARPT Site ID: 0902095 EPA Id: CAD980818801	411 E KERN AVE	ESE 1 - 2 (1.879 mi.)	B13	43

Lists of Federal RCRA generators

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

A review of the RCRA-LQG list, as provided by EDR, and dated 02/28/2022 has revealed that there are 5 RCRA-LQG sites within approximately 2 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
RITE AID #5803 EPA ID:: CAL000380058	110 E CROSS AVE	E 1 - 2 (1.477 mi.)	7	25
<i>UNION PACIFIC RAILRO</i>	<i>141 NORTH J ST</i>	<i>ESE 1 - 2 (1.572 mi.)</i>	<i>A9</i>	<i>29</i>

EXECUTIVE SUMMARY

EPA ID:: CAR000262980				
UNION PACIFIC RAILRO EPA ID:: CAL000183044	141 NORTH J ST	ESE 1 - 2 (1.572 mi.)	A10	32
PACIFIC BELL EPA ID:: CAT080027956	140 NORTH "L" STREET	ESE 1 - 2 (1.739 mi.)	11	35
Lower Elevation	Address	Direction / Distance	Map ID	Page
CVS PHARMACY # 5551 EPA ID:: CAR000233064	109 SOUTH WEST STREE	SSE 1/2 - 1 (0.741 mi.)	4	12

Lists of state- and tribal hazardous waste facilities

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

A review of the ENVIROSTOR list, as provided by EDR, and dated 10/25/2021 has revealed that there are 5 ENVIROSTOR sites within approximately 2 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
HERITAGE SITE Facility Id: 54010008 Status: No Further Action	GAIL AVENUE/NORTHRID	NE 1 - 2 (1.290 mi.)	5	20
TIDEWATER ASSOC OIL Facility Id: 54290034 Status: No Further Action	904 NORTH J ST	E 1 - 2 (1.405 mi.)	6	24
RICHFIELD OIL CORP (Facility Id: 54290032 Status: No Further Action	445 NORTH J ST	ESE 1 - 2 (1.497 mi.)	8	28
BRUCE AND BARBARA JO Facility Id: 54070070 Status: Refer: RWQCB	3797 AVE 248	NNW 1 - 2 (1.749 mi.)	12	40
TULARE MUNICIPAL AIR Facility Id: 54070031 Status: Inactive - Needs Evaluation	411 EAST KERN AVE; 3	ESE 1 - 2 (1.879 mi.)	B14	44

EXECUTIVE SUMMARY

Lists of state and tribal landfills and solid waste disposal facilities

SWF/LF: The Solid Waste Facilities/Landfill Sites records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. The data come from the Integrated Waste Management Board's Solid Waste Information System (SWIS) database.

A review of the SWF/LF list, as provided by EDR, has revealed that there is 1 SWF/LF site within approximately 2 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MCCOLLUM DISPOSAL SI Database: SWF/LF (SWIS), Date of Government Version: 11/08/2021 Facility ID: 54-CR-0010 Operational Status: Closed Regulation Status: TBD (Pending Investigation)	10001 AVE. 248	NE 1 - 2 (1.921 mi.)	15	46

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Landfill / Solid Waste Disposal Sites

SWRCY: A listing of recycling facilities in California.

A review of the SWRCY list, as provided by EDR, and dated 12/06/2021 has revealed that there is 1 SWRCY site within approximately 0.5 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
RB RECYCLING Cert Id: RC136982.001	1845 W TULARE AVE	SSE 1/4 - 1/2 (0.379 mi.)	3	11

Other Ascertainable Records

CUPA Listings: A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

A review of the CUPA Listings list, as provided by EDR, has revealed that there is 1 CUPA Listings site within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CITY OF TULARE WATER Database: CUPA TULARE, Date of Government Version: 04/26/2021	PLEASANT W OF DENAIR	E 1/8 - 1/4 (0.192 mi.)	2	9

EXECUTIVE SUMMARY

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR Hist Auto: EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

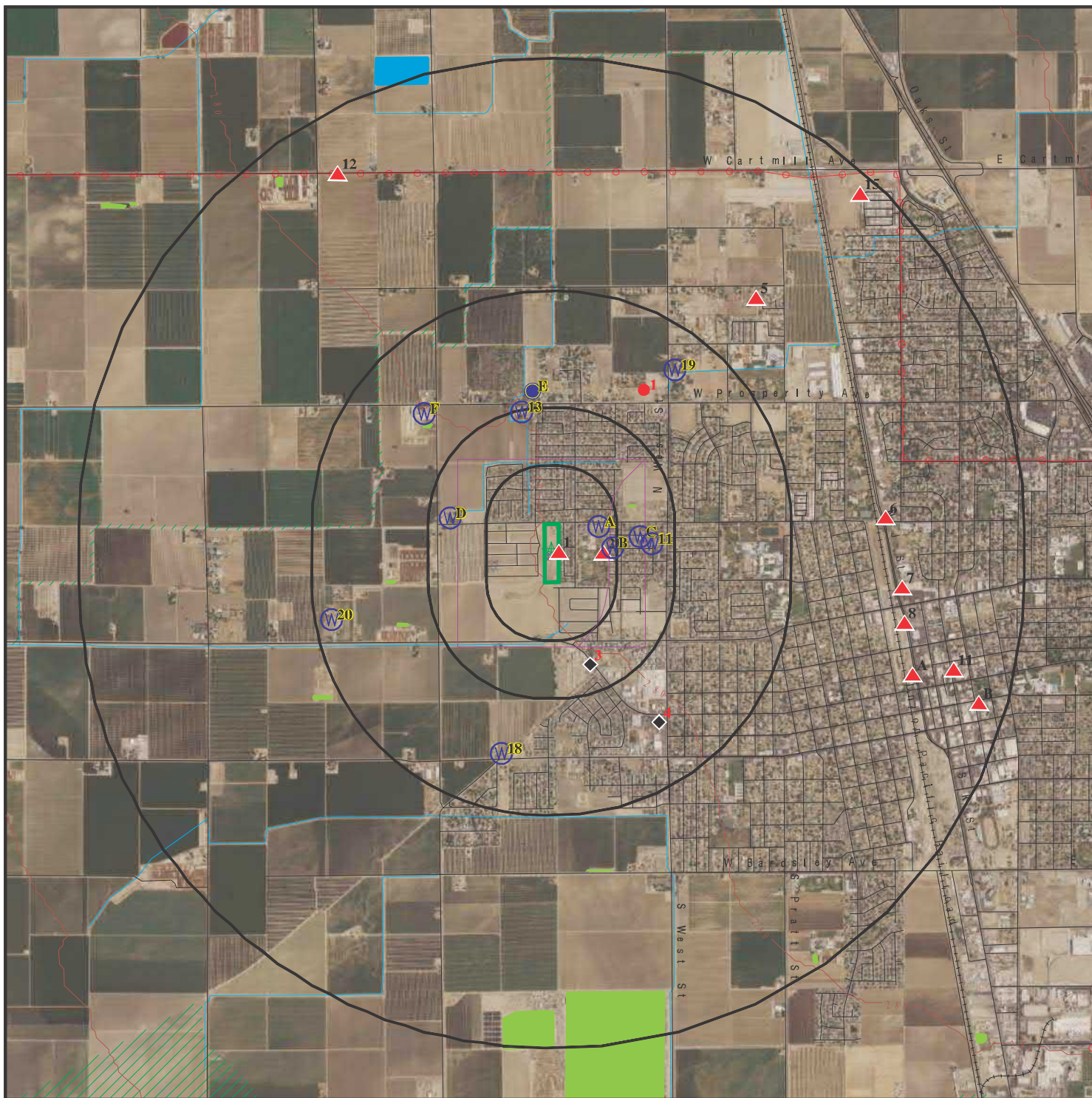
A review of the EDR Hist Auto list, as provided by EDR, has revealed that there is 1 EDR Hist Auto site within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
HAPPY GAS	761 ALPHA ST	E 0 - 1/8 (0.002 mi.)	1	9

EXECUTIVE SUMMARY

There were no unmapped sites in this report.

OVERVIEW MAP - 6905243.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites

Indian Reservations BIA

Power transmission lines

Special Flood Hazard Area (1%)

0.2% Annual Chance Flood Hazard

National Wetland Inventory

State Wetlands

Areas of Concern

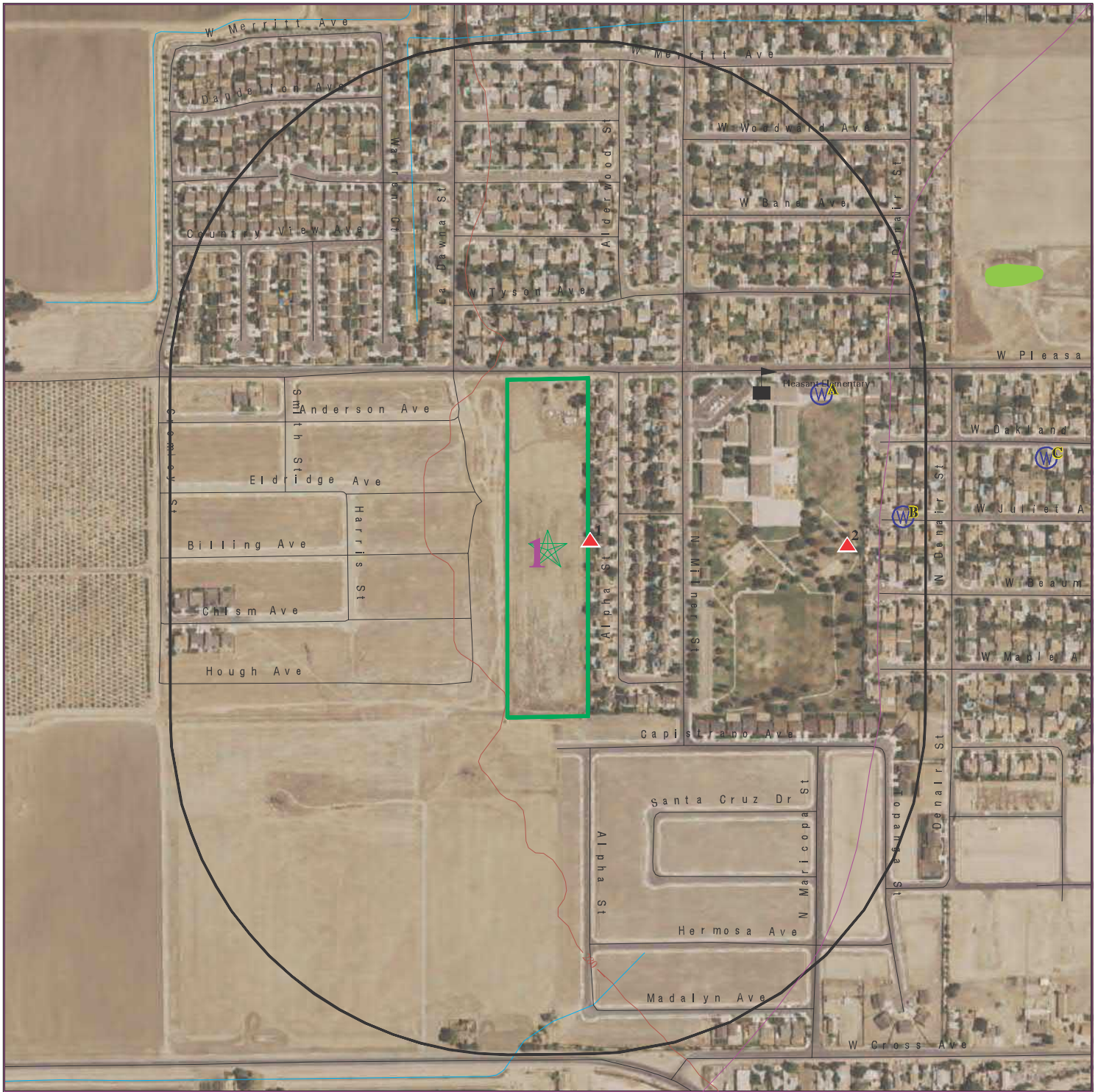


This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.


SITE NAME: Wild Oak
 ADDRESS: 2043 West Pleasant Avenue
 Tulare CA 93274
 LAT/LONG: 36.216319 / 119.375716


CLIENT: Brown & Caldwell Consultants
 CONTACT: Caroline Robinson
 INQUIRY #: 6905243.2s
 DATE: March 18, 2022 8:08 pm

DETAIL MAP - 6905243.2S



 Target Property

 Sites at elevations higher than or equal to the target property

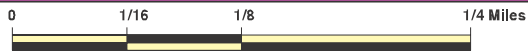
 Sites at elevations lower than the target property

 Manufactured Gas Plants


 Sensitive Receptors

 National Priority List Sites

 Dept. Defense Sites



 Indian Reservations BIA

 Special Flood Hazard Area (1%)

 0.2% Annual Chance Flood Hazard

 National Wetland Inventory

 State Wetlands

 Areas of Concern



This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Wild Oak
 ADDRESS: 2043 West Pleasant Avenue
 Tulare CA 93274
 LAT/LONG: 36.216319 / 119.375716

CLIENT: Brown & Caldwell Consultants
 CONTACT: Caroline Robinson
 INQUIRY #: 6905243.2s
 DATE: March 18, 2022 8:09 pm

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
<i>Lists of Federal NPL (Superfund) sites</i>								
NPL	2.000		0	0	0	0	0	0
Proposed NPL	2.000		0	0	0	0	0	0
NPL LIENS	TP		NR	NR	NR	NR	NR	0
<i>Lists of Federal Delisted NPL sites</i>								
Delisted NPL	1.000		0	0	0	0	NR	0
<i>Lists of Federal sites subject to CERCLA removals and CERCLA orders</i>								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	2.000		0	0	0	0	0	0
<i>Lists of Federal CERCLA sites with NFRAP</i>								
SEMS-ARCHIVE	2.000		0	0	0	0	1	1
<i>Lists of Federal RCRA facilities undergoing Corrective Action</i>								
CORRACTS	1.000		0	0	0	0	NR	0
<i>Lists of Federal RCRA TSD facilities</i>								
RCRA-TSDF	2.000		0	0	0	0	0	0
<i>Lists of Federal RCRA generators</i>								
RCRA-LQG	2.000		0	0	0	1	4	5
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-VSQG	0.250		0	0	NR	NR	NR	0
<i>Federal institutional controls / engineering controls registries</i>								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	2.000		0	0	0	0	0	0
US INST CONTROLS	2.000		0	0	0	0	0	0
<i>Federal ERNS list</i>								
ERNS	TP		NR	NR	NR	NR	NR	0
<i>Lists of state- and tribal (Superfund) equivalent sites</i>								
RESPONSE	2.000		0	0	0	0	0	0
<i>Lists of state- and tribal hazardous waste facilities</i>								
ENVIROSTOR	2.000		0	0	0	0	5	5
<i>Lists of state and tribal landfills and solid waste disposal facilities</i>								
SWF/LF	2.000		0	0	0	0	1	1

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<i>Lists of state and tribal leaking storage tanks</i>								
LUST	0.500		0	0	0	NR	NR	0
INDIAN LUST	2.000		0	0	0	0	0	0
CPS-SLIC	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal registered storage tanks</i>								
FEMA UST	0.500		0	0	0	NR	NR	0
UST	0.500		0	0	0	NR	NR	0
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal voluntary cleanup sites</i>								
VCP	2.000		0	0	0	0	0	0
INDIAN VCP	2.000		0	0	0	0	0	0
<i>Lists of state and tribal brownfield sites</i>								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
<u>ADDITIONAL ENVIRONMENTAL RECORDS</u>								
<i>Local Brownfield lists</i>								
US BROWNFIELDS	TP		NR	NR	NR	NR	NR	0
<i>Local Lists of Landfill / Solid Waste Disposal Sites</i>								
WMUDS/SWAT	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	1	NR	NR	1
HAULERS	TP		NR	NR	NR	NR	NR	0
INDIAN ODI	TP		NR	NR	NR	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	TP		NR	NR	NR	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
<i>Local Lists of Hazardous waste / Contaminated Sites</i>								
US HIST CDL	TP		NR	NR	NR	NR	NR	0
HIST Cal-Sites	1.000		0	0	0	0	NR	0
SCH	0.250		0	0	NR	NR	NR	0
CDL	TP		NR	NR	NR	NR	NR	0
CERS HAZ WASTE	0.250		0	0	NR	NR	NR	0
Toxic Pits	1.000		0	0	0	0	NR	0
US CDL	TP		NR	NR	NR	NR	NR	0
PFAS	0.500		0	0	0	NR	NR	0
AQUEOUS FOAM	TP		NR	NR	NR	NR	NR	0
<i>Local Lists of Registered Storage Tanks</i>								
SWEEPS UST	0.250		0	0	NR	NR	NR	0
HIST UST	0.250		0	0	NR	NR	NR	0
CA FID UST	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
CERS TANKS	0.250		0	0	NR	NR	NR	0
Local Land Records								
LIENS	2.000		0	0	0	0	0	0
LIENS 2	TP		NR	NR	NR	NR	NR	0
DEED	2.000		0	0	0	0	0	0
Records of Emergency Release Reports								
HMIRS	1.000		0	0	0	0	NR	0
CHMIRS	TP		NR	NR	NR	NR	NR	0
LDS	TP		NR	NR	NR	NR	NR	0
MCS	2.000		0	0	0	0	0	0
SPILLS 90	TP		NR	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	TP		NR	NR	NR	NR	NR	0
FUDS	2.000		0	0	0	0	0	0
DOD	2.000		0	0	0	0	0	0
SCRD DRYCLEANERS	0.250		0	0	NR	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ROD	2.000		0	0	0	0	0	0
RMP	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
PADS	2.000		0	0	0	0	0	0
ICIS	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	2.000		0	0	0	0	0	0
COAL ASH EPA	2.000		0	0	0	0	0	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
DOT OPS	TP		NR	NR	NR	NR	NR	0
CONSENT	2.000		0	0	0	0	0	0
INDIAN RESERV	2.000		0	0	0	0	0	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
US MINES	2.000		0	0	0	0	0	0
ABANDONED MINES	TP		NR	NR	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
ECHO	TP		NR	NR	NR	NR	NR	0
DOCKET HWC	TP		NR	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0

MAP FINDINGS SUMMARY

<u>Database</u>	<u>Search Distance (Miles)</u>	<u>Target Property</u>	<u>< 1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>> 1</u>	<u>Total Plotted</u>
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NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

1
East
< 1/8
0.002 mi.
8 ft.

HAPPY GAS
761 ALPHA ST
TULARE, CA 93274

EDR Hist Auto **1020248664**
N/A

Relative:
Higher

EDR Hist Auto

Actual:
282 ft.

Year: Name:
2009 HAPPY GAS

Type:
Gasoline Service Stations

2
East
1/8-1/4
0.192 mi.
1015 ft.

CITY OF TULARE WATER WELL #26
PLEASANT W OF DENAIR
TULARE, CA 93274

CUPA Listings **S120051337**
CERS **N/A**

Relative:
Higher

CUPA TULARE:

Actual:
283 ft.

Name: CITY OF TULARE WATER WELL #26
Address: PLEASANT W OF DENAIR
City,State,Zip: TULARE, CA 93274
CERS ID: 10606723
Facility ID: FA1347784
APN: 168-020-028
Latitude: 36.216353509
Longitude: -119.37174511
PE: 2223
TB Fin Fees Description: HM - SMALL FACILITY - < 5 CHEMICALS
Current Status: 1
CD Fin billing Status Description: Active, billable

CERS:

Name: CITY OF TULARE WATER WELL #26
Address: PLEASANT W OF DENAIR
City,State,Zip: TULARE, CA 93274
Site ID: 426496
CERS ID: 10606723
CERS Description: Chemical Storage Facilities

Evaluation:

Eval General Type: Compliance Evaluation Inspection
Eval Date: 07-21-2014
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Tulare County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

Affiliation:

Affiliation Type Desc: Operator
Entity Name: TIM DOYLE
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: (559) 684-4324,

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CITY OF TULARE WATER WELL #26 (Continued)

S120051337

Affiliation Type Desc: Parent Corporation
Entity Name: CITY OF TULARE WATER WELL #26
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Affiliation Type Desc: CUPA District
Entity Name: Tulare County Environmental Health
Entity Title: Not reported
Affiliation Address: 5957 South Mooney Boulevard
Affiliation City: Visalia
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 93277
Affiliation Phone: (559) 624-7400,

Affiliation Type Desc: Document Preparer
Entity Name: JESUS CORTEZ
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Affiliation Type Desc: Environmental Contact
Entity Name: TIM DOYLE
Entity Title: Not reported
Affiliation Address: 3981 SOUTH K ST
Affiliation City: TULARE
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 93274
Affiliation Phone: ,

Affiliation Type Desc: Identification Signer
Entity Name: JESUS CORTEZ
Entity Title: WATER QUALITY SPECIALIST
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Affiliation Type Desc: Legal Owner
Entity Name: City of Tulare
Entity Title: Not reported
Affiliation Address: 411 E KERN AVE
Affiliation City: TULARE
Affiliation State: CA
Affiliation Country: United States

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CITY OF TULARE WATER WELL #26 (Continued)

S120051337

Affiliation Zip: 93274
Affiliation Phone: (559) 685-2300,

Affiliation Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title: Not reported
Affiliation Address: 3981 SOUTH K ST
Affiliation City: TULARE
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 93274
Affiliation Phone: ,

3
SSE
1/4-1/2
0.379 mi.
2002 ft.

RB RECYCLING
1845 W TULARE AVE
TULARE, CA 93274

SWRCY S110770376
NPDES N/A

Relative:
Lower

Actual:
280 ft.

SWRCY:
Name: RB RECYCLING
Address: 1845 W TULARE AVE
City,State,Zip: TULARE, CA 93274
Reg Id: 136982
Cert Id: RC136982.001
Mailing Address: 1405 Zumwalt Ave
Mailing City: Tulare
Mailing State: CA
Mailing Zip Code: 93274
Website: Not reported
Email: rbrecycling66@gmail.com
Phone Number: (559) 799-9513
Rural: N
Operation Begin Date: 01/25/2011
Aluminium: Y
Glass: Y
Plastic: Y
Bimetal: Y
Hours of Operation: Mon - Sat 9:00 am - 5:00 pm; Sun 9:00 am - 3:00 pm
Organization ID: 18897
Organization Name: RB Recycling

NPDES:
Name: RB RECYCLING
Address: 1845 W TULARE AVE
City,State,Zip: TULARE, CA 93274
Facility Status: Not reported
NPDES Number: Not reported
Region: Not reported
Agency Number: Not reported
Regulatory Measure ID: Not reported
Place ID: Not reported
Order Number: Not reported
WDID: 5F54NNA000239
Regulatory Measure Type: Industrial
Program Type: Not reported

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

RB RECYCLING (Continued)

S110770376

Adoption Date Of Regulatory Measure: Not reported
 Effective Date Of Regulatory Measure: Not reported
 Termination Date Of Regulatory Measure: Not reported
 Expiration Date Of Regulatory Measure: Not reported
 Discharge Address: Not reported
 Discharge Name: Not reported
 Discharge City: Not reported
 Discharge State: Not reported
 Discharge Zip: Not reported
 Status: NONA Submitted
 Status Date: 09/25/2017
 Operator Name: RB Recycling
 Operator Address: 1845 W Tulare Ave
 Operator City: Tulare
 Operator State: California
 Operator Zip: 93274

4
SSE
1/2-1
0.741 mi.
3910 ft.

CVS PHARMACY # 5551
109 SOUTH WEST STREET
TULARE, CA 93274

RCRA-LQG 1015752989
CAR000233064

Relative:
Lower
Actual:
279 ft.

RCRA-LQG:
 Date Form Received by Agency: 20200216
 Handler Name: CVS PHARMACY # 5551
 Handler Address: 109 SOUTH WEST STREET
 Handler City,State,Zip: TULARE, CA 93274-0000
 EPA ID: CAR000233064
 Contact Name: NICOLE WILKINSON
 Contact Address: CVS DRIVE
 Contact City,State,Zip: WOONSOCKET, RI 02895
 Contact Telephone: 401-770-7132
 Contact Fax: Not reported
 Contact Email: NICOLE.WILKINSON@CVSHEALTH.COM
 Contact Title: DIRECTOR CORPORATE ENVIRONMENTAL
 EPA Region: 09
 Land Type: Private
 Federal Waste Generator Description: Large Quantity Generator
 Non-Notifier: Not reported
 Biennial Report Cycle: 2019
 Accessibility: Not reported
 Active Site Indicator: Handler Activities
 State District Owner: Not reported
 State District: Not reported
 Mailing Address: CVS DRIVE MC2340
 Mailing City,State,Zip: WOONSOCKET, RI 02895
 Owner Name: JCP PROPERTIES CA, LP.
 Owner Type: Private
 Operator Name: GARFIELD BEACH CVS, L.L.C.
 Operator Type: Private
 Short-Term Generator Activity: No
 Importer Activity: No
 Mixed Waste Generator: No
 Transporter Activity: No
 Transfer Facility Activity: No
 Recycler Activity with Storage: No
 Small Quantity On-Site Burner Exemption: No

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

CVS PHARMACY # 5551 (Continued)

1015752989

Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRC Permit Baseline:	Not on the Baseline
2018 GPRC Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRC Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDs Where RCRA CA has Been Imposed Universe:	No
TSDs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSD Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20200917
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Biennial: List of Years

Year: 2019

[Click Here for Biennial Reporting System Data:](#)

Year: 2017

[Click Here for Biennial Reporting System Data:](#)

Year: 2015

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CVS PHARMACY # 5551 (Continued)

1015752989

[Click Here for Biennial Reporting System Data:](#)

Year: 2013

[Click Here for Biennial Reporting System Data:](#)

Hazardous Waste Summary:

Waste Code:	D001
Waste Description:	IGNITABLE WASTE
Waste Code:	D002
Waste Description:	CORROSIVE WASTE
Waste Code:	D003
Waste Description:	REACTIVE WASTE
Waste Code:	D004
Waste Description:	ARSENIC
Waste Code:	D005
Waste Description:	BARIUM
Waste Code:	D006
Waste Description:	CADMIUM
Waste Code:	D007
Waste Description:	CHROMIUM
Waste Code:	D008
Waste Description:	LEAD
Waste Code:	D009
Waste Description:	MERCURY
Waste Code:	D010
Waste Description:	SELENIUM
Waste Code:	D011
Waste Description:	SILVER
Waste Code:	D016
Waste Description:	2,4-D (2,4-DICHLOROPHENOXYACETIC ACID)
Waste Code:	D018
Waste Description:	BENZENE
Waste Code:	D022
Waste Description:	CHLOROFORM
Waste Code:	D024
Waste Description:	M-CRESOL
Waste Code:	D025
Waste Description:	P-CRESOL
Waste Code:	D026
Waste Description:	CRESOL

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CVS PHARMACY # 5551 (Continued)

1015752989

Waste Code:	D027
Waste Description:	1,4-DICHLOROBENZENE
Waste Code:	D035
Waste Description:	METHYL ETHYL KETONE
Waste Code:	D039
Waste Description:	TETRACHLOROETHYLENE
Waste Code:	P001
Waste Description:	2H-1-BENZOPYRAN-2-ONE, 4-HYDROXY-3-(3-OXO-1-PHENYLBUTYL)-, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3% (OR) WARFARIN, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3%
Waste Code:	P012
Waste Description:	ARSENIC OXIDE AS2O3 (OR) ARSENIC TRIOXIDE
Waste Code:	P042
Waste Description:	1,2-BENZENEDIOL, 4-[1-HYDROXY-2-(METHYLAMINO)ETHYL]-, (R)- (OR) EPINEPHRINE
Waste Code:	P075
Waste Description:	NICOTINE, & SALTS (OR) PYRIDINE, 3-(1-METHYL-2-PYRROLIDINYL)-,(S)-, & SALTS
Waste Code:	P081
Waste Description:	1,2,3-PROPANETRIOL, TRINITRATE (R) (OR) NITROGLYCERINE (R)
Waste Code:	P188
Waste Description:	BENZOIC ACID, 2-HYDROXY-, COMPD. WITH (3AS-CIS)-1,2,3,3A,8,8A-HEXAHYDRO-1,3A,8-TRIMETHYLPYRROLO[2,3-B]INDOL-5-YL METHYLCARBAMATE ESTER (1:1) (OR) PHYSOSTIGMINE SALICYLATE
Waste Code:	U002
Waste Description:	2-PROPANONE (I) (OR) ACETONE (I)
Waste Code:	U010
Waste Description:	AZIRINO [2',3':3,4]PYRROLO[1,2-A]INDOLE-4,7-DIONE, 6-AMINO-8-[[[(AMINOCARBONYLOXY]METHYL]-1,1A,2,8,8A,8B-HEXAHYDRO-8A-METHOXY-5-METHYL-, [1AS-(1AALPHA, 8BETA, 8AALPHA, 8BALPHA)]- (OR) MITOMYCIN C
Waste Code:	U031
Waste Description:	1-BUTANOL (I) (OR) N-BUTYL ALCOHOL (I)
Waste Code:	U034
Waste Description:	ACETALDEHYDE, TRICHLORO- (OR) CHLORAL
Waste Code:	U035
Waste Description:	BENZENEBUTANOIC ACID, 4-[BIS(2-CHLOROETHYL)AMINO]- (OR) CHLORAMBUCIL
Waste Code:	U044
Waste Description:	CHLOROFORM (OR) METHANE, TRICHLORO-
Waste Code:	U058
Waste Description:	2H-1,3,2-OXAZAPHOSPHORIN-2-AMINE, N,N-BIS(2-CHLOROETHYL)TETRAHYDRO-, 2-OXIDE (OR) CYCLOPHOSPHAMIDE

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CVS PHARMACY # 5551 (Continued)

1015752989

Waste Code:	U059
Waste Description:	5,12-NAPHTHACENEDIONE, 8-ACETYL-10-[(3-AMINO-2,3,6-TRIDEOXY)-ALPHA-L-LYXO-HEXOPYRANOSYL)OXY]- 7,8,9,10-TETRAHYDRO-6,8,11-TRIHYDROXY-1-METHOXY-, (8S-CIS)- (OR) DAUNOMYCIN
Waste Code:	U070
Waste Description:	BENZENE, 1,2-DICHLORO- (OR) O-DICHLOROBENZENE
Waste Code:	U072
Waste Description:	BENZENE, 1,4-DICHLORO- (OR) P-DICHLOROBENZENE
Waste Code:	U089
Waste Description:	DIETHYLSTILBESTEROL (OR) PHENOL, 4,4'-(1,2-DIETHYL-1,2-ETHENEDIYL)BIS, (E)-
Waste Code:	U122
Waste Description:	FORMALDEHYDE
Waste Code:	U129
Waste Description:	CYCLOHEXANE, 1,2,3,4,5,6-HEXACHLORO-, (1ALPHA, 2ALPHA, 3BETA, 4ALPHA, 5ALPHA, 6BETA)- (OR) LINDANE
Waste Code:	U132
Waste Description:	HEXACHLOROPHENE (OR) PHENOL, 2,2'-METHYLENEBIS[3,4,6-TRICHLORO-
Waste Code:	U150
Waste Description:	L-PHENYLALANINE, 4-[BIS(2-CHLOROETHYL)AMINO]- (OR) MELPHALAN
Waste Code:	U151
Waste Description:	MERCURY
Waste Code:	U154
Waste Description:	METHANOL (I) (OR) METHYL ALCOHOL (I)
Waste Code:	U165
Waste Description:	NAPHTHALENE
Waste Code:	U188
Waste Description:	PHENOL
Waste Code:	U200
Waste Description:	RESERPINE (OR) YOHIMBAN-16-CARBOXYLIC ACID, 11,17-DIMETHOXY-18-[(3,4,5-TRIMETHOXYBENZOYL)OXY]-, METHYL ESTER, (3BETA, 16BETA, 17ALPHA, 18BETA, 20ALPHA)-
Waste Code:	U201
Waste Description:	1,3-BENZENEDIOL (OR) RESORCINOL
Waste Code:	U204
Waste Description:	SELENIOUS ACID (OR) SELENIUM DIOXIDE
Waste Code:	U205
Waste Description:	SELENIUM SULFIDE (OR) SELENIUM SULFIDE SES2 (R,T)
Waste Code:	U206
Waste Description:	D-GLUCOSE, 2-DEOXY-2-[(METHYLNITROSOAMINO)-CARBONYL]AMINO]- (OR)

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CVS PHARMACY # 5551 (Continued)

1015752989

GLUCOPYRANOSE, 2-DEOXY-2-(3-METHYL-3-NITROSOUREIDO)-,D- (OR)
STREPTOZOTOCIN

Waste Code: U210
Waste Description: ETHENE, TETRACHLORO- (OR) TETRACHLOROETHYLENE

Waste Code: U279
Waste Description: U279

Waste Code: U411
Waste Description: U411

Handler - Owner Operator:

Owner/Operator Indicator: Owner
Owner/Operator Name: JCP PROPERTIES CA, LP.
Legal Status: Private
Date Became Current: 20090619
Date Ended Current: Not reported
Owner/Operator Address: 2825 E. COTTONWOOD PKWY. STE 435 AT
Owner/Operator City,State,Zip: SALT LAKE CITY, UT 84121
Owner/Operator Telephone: Not reported
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator
Owner/Operator Name: GARFIELD BEACH CVS LLC
Legal Status: Private
Date Became Current: 20080720
Date Ended Current: Not reported
Owner/Operator Address: Not reported
Owner/Operator City,State,Zip: Not reported
Owner/Operator Telephone: Not reported
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner
Owner/Operator Name: JCP PROPERTIES CA LP
Legal Status: Private
Date Became Current: 20090619
Date Ended Current: Not reported
Owner/Operator Address: 2825 E COTTONWOOD PKWY STE 435 ATTN
Owner/Operator City,State,Zip: SALT LAKE CITY, UT 84121
Owner/Operator Telephone: 801-438-0351
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator
Owner/Operator Name: GARFIELD BEACH CVS, L.L.C.
Legal Status: Private
Date Became Current: 20080720
Date Ended Current: Not reported
Owner/Operator Address: 1 CVS DRIVE
Owner/Operator City,State,Zip: WOONSOCKET, RI 02895
Owner/Operator Telephone: 401-765-1500

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CVS PHARMACY # 5551 (Continued)

1015752989

Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: CORPORATEENVIRONMENTALTEAM@CVSHEALTH.COM

Owner/Operator Indicator: Operator
Owner/Operator Name: GARFIELD BEACH CVS LLC
Legal Status: Private
Date Became Current: 20080720
Date Ended Current: Not reported
Owner/Operator Address: Not reported
Owner/Operator City,State,Zip: Not reported
Owner/Operator Telephone: Not reported
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator
Owner/Operator Name: GARFIELD BEACH CVS, L.L.C.
Legal Status: Private
Date Became Current: 20080720
Date Ended Current: Not reported
Owner/Operator Address: Not reported
Owner/Operator City,State,Zip: Not reported
Owner/Operator Telephone: Not reported
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner
Owner/Operator Name: JCP PROPERTIES CA, LP.
Legal Status: Private
Date Became Current: 20090619
Date Ended Current: Not reported
Owner/Operator Address: 2825 E. COTTONWOOD PKWY., STE 435
Owner/Operator City,State,Zip: SALT LAKE CITY, UT 84121
Owner/Operator Telephone: 801-438-0351
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: NICOLE.WILKINSON@CVSHEALTH.COM

Owner/Operator Indicator: Owner
Owner/Operator Name: JCP PROPERTIES CA LP
Legal Status: Private
Date Became Current: 20090619
Date Ended Current: Not reported
Owner/Operator Address: 2825 E COTTONWOOD PKWY
Owner/Operator City,State,Zip: SALT LAKE CITY, UT 84121
Owner/Operator Telephone: 801-438-0351
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner
Owner/Operator Name: JCP PROPERTIES CA, LP.
Legal Status: Private
Date Became Current: 20090619
Date Ended Current: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CVS PHARMACY # 5551 (Continued)

1015752989

Owner/Operator Address: 2825 E. COTTONWOOD PKWY., STE 435
Owner/Operator City,State,Zip: SALT LAKE CITY, UT 84121
Owner/Operator Telephone: 801-438-0351
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: NICOLE.WILKINSON@CVSHEALTH.COM

Owner/Operator Indicator: Operator
Owner/Operator Name: GARFIELD BEACH CVS, L.L.C.
Legal Status: Private
Date Became Current: 20080720
Date Ended Current: Not reported
Owner/Operator Address: 1 CVS DRIVE
Owner/Operator City,State,Zip: WOONSOCKET, RI 02895
Owner/Operator Telephone: 401-765-1500
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: CORPORATEENVIRONMENTALTEAM@CVSHEALTH.COM

Historic Generators:

Receive Date: 20140301
Handler Name: CVS PHARMACY #5551
Federal Waste Generator Description: Large Quantity Generator
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

Receive Date: 20160830
Handler Name: CVS PHARMACY #5551
Federal Waste Generator Description: Large Quantity Generator
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

Receive Date: 20180301
Handler Name: CVS PHARMACY # 5551
Federal Waste Generator Description: Large Quantity Generator
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No
Non Storage Recycler Activity: No

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

CVS PHARMACY # 5551 (Continued)

1015752989

Electronic Manifest Broker: No
 Receive Date: 20200216
 Handler Name: CVS PHARMACY # 5551
 Federal Waste Generator Description: Large Quantity Generator
 State District Owner: Not reported
 Large Quantity Handler of Universal Waste: No
 Recognized Trader Importer: No
 Recognized Trader Exporter: No
 Spent Lead Acid Battery Importer: No
 Spent Lead Acid Battery Exporter: No
 Current Record: Yes
 Non Storage Recycler Activity: No
 Electronic Manifest Broker: No

Receive Date: 20121025
 Handler Name: CVS PHARMACY NO 5551
 Federal Waste Generator Description: Large Quantity Generator
 State District Owner: Not reported
 Large Quantity Handler of Universal Waste: No
 Recognized Trader Importer: No
 Recognized Trader Exporter: No
 Spent Lead Acid Battery Importer: No
 Spent Lead Acid Battery Exporter: No
 Current Record: No
 Non Storage Recycler Activity: Not reported
 Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:

NAICS Code: 44611
 NAICS Description: PHARMACIES AND DRUG STORES

NAICS Code: 446110
 NAICS Description: PHARMACIES AND DRUG STORES

Facility Has Received Notices of Violations:

Violations: No Violations Found

Evaluation Action Summary:

Evaluations: No Evaluations Found

5
 NE
 > 1
 1.290 mi.
 6809 ft.

HERITAGE SITE
GAIL AVENUE/NORTHRIDGE STREET
TULARE, CA 93274

ENVIROSTOR S105629014
SCH N/A
CERS

Relative:
Higher
Actual:
289 ft.

ENVIROSTOR:
 Name: HERITAGE SITE
 Address: GAIL AVENUE/NORTHRIDGE STREET
 City,State,Zip: TULARE, CA 93274
 Facility ID: 54010008
 Status: No Further Action
 Status Date: 07/30/2001
 Site Code: 104197

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

HERITAGE SITE (Continued)

S105629014

Site Type: School Investigation
Site Type Detailed: School
Acres: 12
NPL: NO
Regulatory Agencies: DTSC
Lead Agency: DTSC
Program Manager: Not reported
Supervisor: Charles Ridenour
Division Branch: Northern California Schools & Santa Susana
Assembly: 26
Senate: 16
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 36.23222
Longitude: -119.36
APN: NONE SPECIFIED
Past Use: AGRICULTURAL - ROW CROPS
Potential COC: Lead DDE DDT Silver Chlordane
Confirmed COC: NONE SPECIFIED
Potential Description: SOIL
Alias Name: HERITAGE SITE
Alias Type: Alternate Name
Alias Name: TULARE CITY SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: TULARE CITY SD-GAIL AVE & NORTHRIDGE ST
Alias Type: Alternate Name
Alias Name: 104197
Alias Type: Project Code (Site Code)
Alias Name: 54010008
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 08/01/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 01/18/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Workplan
Completed Date: 07/30/2001
Comments: PEA Workplan accepted

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 01/11/2001
Comments: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

HERITAGE SITE (Continued)

S105629014

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 10/23/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 03/29/2001
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

SCH:

Name: HERITAGE SITE
Address: GAIL AVENUE/NORTHRIDGE STREET
City,State,Zip: TULARE, CA 93274
Facility ID: 54010008
Site Type: School Investigation
Site Type Detail: School
Site Mgmt. Req.: NONE SPECIFIED
Acres: 12
National Priorities List: NO
Cleanup Oversight Agencies: DTSC
Lead Agency: DTSC
Lead Agency Description: * DTSC
Project Manager: Not reported
Supervisor: Charles Ridenour
Division Branch: Northern California Schools & Santa Susana
Site Code: 104197
Assembly: 26
Senate: 16
Special Program Status: Not reported
Status: No Further Action
Status Date: 07/30/2001
Restricted Use: NO
Funding: School District
Latitude: 36.23222
Longitude: -119.36
APN: NONE SPECIFIED
Past Use: AGRICULTURAL - ROW CROPS
Potential COC: Lead, Lead, DDE, DDT, Silver, Chlordane
Confirmed COC: NONE SPECIFIED
Potential Description: SOIL
Alias Name: HERITAGE SITE
Alias Type: Alternate Name
Alias Name: TULARE CITY SCHOOL DISTRICT

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

HERITAGE SITE (Continued)

S105629014

Alias Type: Alternate Name
Alias Name: TULARE CITY SD-GAIL AVE & NORTHRIDGE ST
Alias Type: Alternate Name
Alias Name: 104197
Alias Type: Project Code (Site Code)
Alias Name: 54010008
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 08/01/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 01/18/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Workplan
Completed Date: 07/30/2001
Comments: PEA Workplan accepted

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 01/11/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 10/23/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 03/29/2001
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

CERS:

Name: HERITAGE SITE

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

HERITAGE SITE (Continued)

S105629014

Address: GAIL AVENUE/NORTHRIDGE STREET
City,State,Zip: TULARE, CA 93274
Site ID: 338231
CERS ID: 54010008
CERS Description: School Investigation

Affiliation:

Affiliation Type Desc: Supervisor
Entity Name: Charles Ridenour
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

6
East
> 1
1.405 mi.
7421 ft.

TIDEWATER ASSOC OIL CO (3)
904 NORTH J ST
TULARE, CA 93274

ENVIROSTOR **S102860978**
N/A

Relative:
Higher
Actual:
292 ft.

ENVIROSTOR:
Name: TIDEWATER ASSOC OIL CO (3)
Address: 904 NORTH J ST
City,State,Zip: TULARE, CA 93274
Facility ID: 54290034
Status: No Further Action
Status Date: 09/12/1983
Site Code: Not reported
Site Type: Historical
Site Type Detailed: * Historical
Acres: Not reported
NPL: NO
Regulatory Agencies: NONE SPECIFIED
Lead Agency: NONE SPECIFIED
Program Manager: Not reported
Supervisor: Not reported
Division Branch: Cleanup Sacramento
Assembly: 26
Senate: 16
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Not reported
Latitude: 36.21833
Longitude: -119.35
APN: NONE SPECIFIED
Past Use: NONE SPECIFIED
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: SAN JOAQUIN VALLEY SURGE-PUMPS
Alias Type: Alternate Name
Alias Name: 54290034
Alias Type: Envirostor ID Number

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

TIDEWATER ASSOC OIL CO (3) (Continued)

S102860978

Completed Info:

Completed Area Name: PROJECT WIDE
 Completed Sub Area Name: Not reported
 Completed Document Type: * Discovery
 Completed Date: 01/19/1983
 Comments: FACILITY IDENTIFIED IDENTIFIED FROM PHONE BOOK

Future Area Name: Not reported
 Future Sub Area Name: Not reported
 Future Document Type: Not reported
 Future Due Date: Not reported
 Schedule Area Name: Not reported
 Schedule Sub Area Name: Not reported
 Schedule Document Type: Not reported
 Schedule Due Date: Not reported
 Schedule Revised Date: Not reported

7
East
> 1
1.477 mi.
7798 ft.

RITE AID #5803
110 E CROSS AVE
TULARE, CA 93274

RCRA-LQG 1016954809
CAL000380058

Relative:
Higher
Actual:
289 ft.

RCRA-LQG:
 Date Form Received by Agency: 20140301
 Handler Name: RITE AID #5803
 Handler Address: 110 E CROSS AVE
 Handler City,State,Zip: TULARE, CA 93274
 EPA ID: CAL000380058
 Contact Name: STEPHANIE A CAIATI
 Contact Address: HUNTER LN
 Contact City,State,Zip: CAMP HILL, PA 17011
 Contact Telephone: 717-730-8225
 Contact Fax: 717-972-3989
 Contact Email: SSCAIATI@RITEAID.COM
 Contact Title: DIRECTOR, EH&S
 EPA Region: 09
 Land Type: Private
 Federal Waste Generator Description: Large Quantity Generator
 Non-Notifier: Not reported
 Biennial Report Cycle: 2013
 Accessibility: Not reported
 Active Site Indicator: Handler Activities
 State District Owner: Not reported
 State District: Not reported
 Mailing Address: HUNTER LN
 Mailing City,State,Zip: CAMP HILL, PA 17011
 Owner Name: THRIFTY PAYLESS
 Owner Type: Private
 Operator Name: RITE AID CORP
 Operator Type: Private
 Short-Term Generator Activity: No
 Importer Activity: No
 Mixed Waste Generator: No
 Transporter Activity: No
 Transfer Facility Activity: No
 Recycler Activity with Storage: No

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

RITE AID #5803 (Continued)

1016954809

Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	NN
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20141120
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	Not reported
Manifest Broker:	Not reported
Sub-Part P Indicator:	No

Biennial: List of Years

Year: 2013

[Click Here for Biennial Reporting System Data:](#)

Hazardous Waste Summary:

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

RITE AID #5803 (Continued)

1016954809

Waste Code:	D001
Waste Description:	IGNITABLE WASTE
Waste Code:	D002
Waste Description:	CORROSIVE WASTE
Waste Code:	D007
Waste Description:	CHROMIUM
Waste Code:	D009
Waste Description:	MERCURY
Waste Code:	D010
Waste Description:	SELENIUM
Waste Code:	D011
Waste Description:	SILVER
Waste Code:	D024
Waste Description:	M-CRESOL
Waste Code:	D026
Waste Description:	CRESOL
Waste Code:	P001
Waste Description:	2H-1-BENZOPYRAN-2-ONE, 4-HYDROXY-3-(3-OXO-1-PHENYLBUTYL)-, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3% (OR) WARFARIN, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3%
Waste Code:	P075
Waste Description:	NICOTINE, & SALTS (OR) PYRIDINE, 3-(1-METHYL-2-PYRROLIDINYL)-,(S)-, & SALTS

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name:	THRIFTY PAYLESS
Legal Status:	Private
Date Became Current:	19970421
Date Ended Current:	Not reported
Owner/Operator Address:	30 HUNTER LN
Owner/Operator City,State,Zip:	CAMP HILL, PA 17011
Owner/Operator Telephone:	717-761-2633
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name:	RITE AID CORP
Legal Status:	Private
Date Became Current:	19970421
Date Ended Current:	Not reported
Owner/Operator Address:	Not reported
Owner/Operator City,State,Zip:	Not reported
Owner/Operator Telephone:	Not reported
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

RITE AID #5803 (Continued)

1016954809

Historic Generators:

Receive Date:	20140301
Handler Name:	RITE AID #5803
Federal Waste Generator Description:	Large Quantity Generator
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

List of NAICS Codes and Descriptions:

NAICS Code:	44611
NAICS Description:	PHARMACIES AND DRUG STORES

Facility Has Received Notices of Violations:

Violations:	No Violations Found
-------------	---------------------

Evaluation Action Summary:

Evaluations:	No Evaluations Found
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8
ESE
> 1
1.497 mi.
7902 ft.

RICHFIELD OIL CORP (2)
445 NORTH J ST
TULARE, CA 93274

ENVIROSTOR S101482799
N/A

Relative:
Higher
Actual:
288 ft.

ENVIROSTOR:

Name:	RICHFIELD OIL CORP (2)
Address:	445 NORTH J ST
City,State,Zip:	TULARE, CA 93274
Facility ID:	54290032
Status:	No Further Action
Status Date:	09/12/1983
Site Code:	Not reported
Site Type:	Historical
Site Type Detailed:	* Historical
Acres:	Not reported
NPL:	NO
Regulatory Agencies:	NONE SPECIFIED
Lead Agency:	NONE SPECIFIED
Program Manager:	Not reported
Supervisor:	Not reported
Division Branch:	Cleanup Sacramento
Assembly:	26
Senate:	16
Special Program:	Not reported
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	Not reported
Latitude:	36.21166
Longitude:	-119.3486

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

RICHFIELD OIL CORP (2) (Continued)

S101482799

APN: NONE SPECIFIED
 Past Use: NONE SPECIFIED
 Potential COC: NONE SPECIFIED
 Confirmed COC: NONE SPECIFIED
 Potential Description: NONE SPECIFIED
 Alias Name: 54290032
 Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
 Completed Sub Area Name: Not reported
 Completed Document Type: * Discovery
 Completed Date: 01/19/1983
 Comments: FACILITY IDENTIFIED IDENTIFIED FROM PHONE BOOK

Future Area Name: Not reported
 Future Sub Area Name: Not reported
 Future Document Type: Not reported
 Future Due Date: Not reported
 Schedule Area Name: Not reported
 Schedule Sub Area Name: Not reported
 Schedule Document Type: Not reported
 Schedule Due Date: Not reported
 Schedule Revised Date: Not reported

A9
ESE
> 1
1.572 mi.
8301 ft.

UNION PACIFIC RAILROAD
141 NORTH J ST
TULARE, CA 93274
Site 1 of 2 in cluster A

RCRA-LQG **1018274055**
FINDS **CAR000262980**
ECHO

Relative:
Higher
Actual:
288 ft.

RCRA-LQG:
 Date Form Received by Agency: 20160222
 Handler Name: UNION PACIFIC RAILROAD
 Handler Address: 141 NORTH J ST
 Handler City,State,Zip: TULARE, CA 93274
 EPA ID: CAR000262980
 Contact Name: ANNE THERIAULT
 Contact Address: E SEPULVEDA BLVD
 Contact City,State,Zip: LONG BEACH, CA 90810
 Contact Telephone: 562-233-9363
 Contact Fax: Not reported
 Contact Email: Not reported
 Contact Title: MEFO
 EPA Region: 09
 Land Type: Private
 Federal Waste Generator Description: Large Quantity Generator
 Non-Notifier: Not reported
 Biennial Report Cycle: Not reported
 Accessibility: Not reported
 Active Site Indicator: Handler Activities
 State District Owner: Not reported
 State District: Not reported
 Mailing Address: E SEPULVEDA BLVD
 Mailing City,State,Zip: LONG BEACH, CA 90810
 Owner Name: UNION PACIFIC RAILROAD
 Owner Type: Private
 Operator Name: ANNE THERIAULT

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

UNION PACIFIC RAILROAD (Continued)

1018274055

Operator Type:	Private
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	NN
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDs Where RCRA CA has Been Imposed Universe:	No
TSDs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20160525
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	Not reported
Manifest Broker:	Not reported
Sub-Part P Indicator:	No

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

UNION PACIFIC RAILROAD (Continued)

1018274055

Hazardous Waste Summary:

Waste Code: D001
Waste Description: IGNITABLE WASTE

Handler - Owner Operator:

Owner/Operator Indicator: Owner
Owner/Operator Name: UNION PACIFIC RAILROAD
Legal Status: Private
Date Became Current: 18720101
Date Ended Current: Not reported
Owner/Operator Address: 1400 DOUGLAS ST
Owner/Operator City,State,Zip: OMAHA, NE 68179
Owner/Operator Telephone: 916-223-8061
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator
Owner/Operator Name: ANNE THERIAULT
Legal Status: Private
Date Became Current: 18720101
Date Ended Current: Not reported
Owner/Operator Address: Not reported
Owner/Operator City,State,Zip: Not reported
Owner/Operator Telephone: Not reported
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:

Receive Date: 20160222
Handler Name: UNION PACIFIC RAILROAD
Federal Waste Generator Description: Large Quantity Generator
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:

NAICS Code: 482111
NAICS Description: LINE-HAUL RAILROADS

Facility Has Received Notices of Violations:

Violations: No Violations Found

Evaluation Action Summary:

Evaluations: No Evaluations Found

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

UNION PACIFIC RAILROAD (Continued)

1018274055

FINDS:

Registry ID: 110069286436

Click Here:

Environmental Interest/Information System:

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

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

ECHO:

Envid: 1018274055
 Registry ID: 110069286436
 DFR URL: <http://echo.epa.gov/detailed-facility-report?fid=110069286436>
 Name: UNION PACIFIC RAILROAD
 Address: 141 NORTH J ST
 City,State,Zip: TULARE, CA 93274

A10
ESE
> 1
1.572 mi.
8301 ft.

UNION PACIFIC RAILROAD
141 NORTH J ST
TULARE, CA 93274
Site 2 of 2 in cluster A

RCRA-LQG 1019899326
CAL000183044

Relative:
Higher
Actual:
288 ft.

RCRA-LQG:
 Date Form Received by Agency: 20160614
 Handler Name: UNION PACIFIC RAILROAD
 Handler Address: 141 NORTH J ST
 Handler City,State,Zip: TULARE, CA 93274
 EPA ID: CAL000183044
 Contact Name: ANNE THERIAULT
 Contact Address: E SEPULVEDA BLVD
 Contact City,State,Zip: LONG BEACH, CA 90810
 Contact Telephone: 562-233-9363
 Contact Fax: Not reported
 Contact Email: Not reported
 Contact Title: NO TITLE
 EPA Region: 09
 Land Type: Private
 Federal Waste Generator Description: Large Quantity Generator
 Non-Notifier: Not reported
 Biennial Report Cycle: 2015
 Accessibility: Not reported
 Active Site Indicator: Handler Activities
 State District Owner: Not reported
 State District: Not reported
 Mailing Address: E SEPULVEDA BLVD
 Mailing City,State,Zip: LONG BEACH, CA 90810
 Owner Name: UNION PACIFIC RAILROAD
 Owner Type: Private
 Operator Name: ANNE THERIAULT

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

UNION PACIFIC RAILROAD (Continued)

1019899326

Operator Type:	Private
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	NN
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDs Where RCRA CA has Been Imposed Universe:	No
TSDs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20161104
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	Not reported
Manifest Broker:	Not reported
Sub-Part P Indicator:	No

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

UNION PACIFIC RAILROAD (Continued)

1019899326

Biennial: List of Years

Year: 2015

[Click Here for Biennial Reporting System Data:](#)

Hazardous Waste Summary:

Waste Code: D001
Waste Description: IGNITABLE WASTE

Handler - Owner Operator:

Owner/Operator Indicator: Operator
Owner/Operator Name: ANNE THERIAULT
Legal Status: Private
Date Became Current: 18720101
Date Ended Current: Not reported
Owner/Operator Address: Not reported
Owner/Operator City,State,Zip: Not reported
Owner/Operator Telephone: Not reported
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner
Owner/Operator Name: UNION PACIFIC RAILROAD
Legal Status: Private
Date Became Current: 18720101
Date Ended Current: Not reported
Owner/Operator Address: 1400 DOUGLAS ST
Owner/Operator City,State,Zip: OMAHA, NE 68179
Owner/Operator Telephone: Not reported
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:

Receive Date: 20160614
Handler Name: UNION PACIFIC RAILROAD
Federal Waste Generator Description: Large Quantity Generator
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:

NAICS Code: 482111
NAICS Description: LINE-HAUL RAILROADS

Facility Has Received Notices of Violations:

Violations: No Violations Found

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

UNION PACIFIC RAILROAD (Continued)

1019899326

Evaluation Action Summary:
 Evaluations:

No Evaluations Found

11
ESE
> 1
1.739 mi.
9180 ft.

PACIFIC BELL
140 NORTH "L" STREET
TULARE, CA 93274

RCRA-LQG **1000251769**
SWEEPS UST **CAT080027956**
HIST UST
CA FID UST
EMI

Relative:
Higher
Actual:
290 ft.

RCRA-LQG:
 Date Form Received by Agency: 19810126
 Handler Name: PACIFIC BELL
 Handler Address: 140 NORTH "L" STREET
 Handler City,State,Zip: TULARE, CA 93274
 EPA ID: CAT080027956
 Contact Name: ENVIRONMENTAL MANAGER
 Contact Address: 140 NORTH "L" STREET
 Contact City,State,Zip: TULARE, CA 93274
 Contact Telephone: 408-491-6029
 Contact Fax: Not reported
 Contact Email: Not reported
 Contact Title: Not reported
 EPA Region: 09
 Land Type: Other
 Federal Waste Generator Description: Large Quantity Generator
 Non-Notifier: Not reported
 Biennial Report Cycle: Not reported
 Accessibility: Not reported
 Active Site Indicator: Handler Activities
 State District Owner: CA
 State District: 5
 Mailing Address: 2 NORTH SECOND ST ROOM 1125
 Mailing City,State,Zip: SAN JOSE, CA 95113
 Owner Name: THE PACIFIC TELEPHONE AND TELEGRAPH CO
 Owner Type: Private
 Operator Name: Not reported
 Operator Type: Not reported
 Short-Term Generator Activity: No
 Importer Activity: No
 Mixed Waste Generator: No
 Transporter Activity: Yes
 Transfer Facility Activity: No
 Recycler Activity with Storage: No
 Small Quantity On-Site Burner Exemption: No
 Smelting Melting and Refining Furnace Exemption: No
 Underground Injection Control: No
 Off-Site Waste Receipt: No
 Universal Waste Indicator: No
 Universal Waste Destination Facility: No
 Federal Universal Waste: No
 Active Site Fed-Reg Treatment Storage and Disposal Facility: Not reported
 Active Site Converter Treatment storage and Disposal Facility: Not reported
 Active Site State-Reg Treatment Storage and Disposal Facility: Not reported
 Active Site State-Reg Handler: ---
 Federal Facility Indicator: Not reported
 Hazardous Secondary Material Indicator: N

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

PACIFIC BELL (Continued)

1000251769

Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRC Permit Baseline:	Not on the Baseline
2018 GPRC Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRC Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDs Where RCRA CA has Been Imposed Universe:	No
TSDs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSD Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20020627
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name:	THE PACIFIC TELEPHONE AND TELEGRAPH CO
Legal Status:	Private
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	NOT REQUIRED
Owner/Operator City,State,Zip:	NOT REQUIRED, ME 99999
Owner/Operator Telephone:	415-555-1212
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	19810126
Handler Name:	PACIFIC BELL
Federal Waste Generator Description:	Large Quantity Generator
State District Owner:	CA

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PACIFIC BELL (Continued)

1000251769

Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:

NAICS Codes: No NAICS Codes Found

Facility Has Received Notices of Violations:

Violations: No Violations Found

Evaluation Action Summary:

Evaluations: No Evaluations Found

SWEEPS UST:

Name: PACIFIC BELL (TULRCA11/SD054)
Address: 140 N L ST
City: TULARE
Status: Active
Comp Number: 57819
Number: 9
Board Of Equalization: 44-029462
Referral Date: 04-20-88
Action Date: Not reported
Created Date: 02-29-88
Owner Tank Id: D-70-1K
SWRCB Tank Id: 54-000-057819-000001
Tank Status: A
Capacity: 1000
Active Date: 04-20-88
Tank Use: M.V. FUEL
STG: P
Content: UNKNOWN
Number Of Tanks: 1

HIST UST:

Name: PACIFIC BELL (SD-054)
Address: 140 N L ST
City,State,Zip: TULARE, CA 93274
File Number: Not reported
URL: Not reported
Region: STATE
Facility ID: 00000057819
Facility Type: Other
Other Type: SIC 4800
Contact Name: E.J.KOEHLER
Telephone: 4155426758
Owner Name: PACIFIC BELL
Owner Address: 370 THIRD STREET
Owner City,St,Zip: SAN FRANCISCO, CA 94107

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PACIFIC BELL (Continued)

1000251769

Total Tanks: 0001
Tank Num: 001
Container Num: 1
Year Installed: 1970
Tank Capacity: 00001000
Tank Used for: PRODUCT
Type of Fuel: DIESEL
Container Construction Thickness: Not reported
Leak Detection: None

CA FID UST:

Facility ID: 54001858
Regulated By: UTNKA
Regulated ID: Not reported
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 2094544002
Mail To: Not reported
Mailing Address: 370 3RD ST
Mailing Address 2: Not reported
Mailing City,St,Zip: TULARE 93274
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

EMI:

Name: PACIFIC BELL TELEPHONE CO (DBA AT&T CA)
Address: 140 N L ST
City,State,Zip: TULARE, CA 93274
Year: 2006
County Code: 54
Air Basin: SJV
Facility ID: 2198
Air District Name: SJU
SIC Code: 4813
Air District Name: SAN JOAQUIN VALLEY UNIFIED APCD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: .0027469342922429186
Reactive Organic Gases Tons/Yr: .00229835992231965
Carbon Monoxide Emissions Tons/Yr: .00730319975316525
NOX - Oxides of Nitrogen Tons/Yr: .0335803988650441
SOX - Oxides of Sulphur Tons/Yr: .0022339199244976
Particulate Matter Tons/Yr: .0024575818841513524
Part. Matter 10 Micrometers and Smllr Tons/Yr:.00239859991893172

Name: PACIFIC BELL TELEPHONE CO (DBA AT&T CA)
Address: 140 N L ST
City,State,Zip: TULARE, CA 93274
Year: 2007
County Code: 54

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PACIFIC BELL (Continued)

1000251769

Air Basin: SJV
Facility ID: 2198
Air District Name: SJU
SIC Code: 4813
Air District Name: SAN JOAQUIN VALLEY UNIFIED APCD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: .0012794728639648141
Reactive Organic Gases Tons/Yr: .00107053494527936
Carbon Monoxide Emissions Tons/Yr: .00340169982612133
NOX - Oxides of Nitrogen Tons/Yr: .0156411492004991
SOX - Oxides of Sulphur Tons/Yr: .00104051994681358
Particulate Matter Tons/Yr: .0011446976873901536
Part. Matter 10 Micrometers and Smllr Tons/Yr: .00111722494289279

Name: PACIFIC BELL TELEPHONE CO (DBA AT&T CA)
Address: 140 N L ST
City,State,Zip: TULARE, CA 93274
Year: 2008
County Code: 54
Air Basin: SJV
Facility ID: 2198
Air District Name: SJU
SIC Code: 4813
Air District Name: SAN JOAQUIN VALLEY UNIFIED APCD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: .0000959125113018676
Reactive Organic Gases Tons/Yr: .0000802499982062727
Carbon Monoxide Emissions Tons/Yr: .000254999994300306
NOX - Oxides of Nitrogen Tons/Yr: .00117249997379258
SOX - Oxides of Sulphur Tons/Yr: .0000004999999888241
Particulate Matter Tons/Yr: .0000858094243115180
Part. Matter 10 Micrometers and Smllr Tons/Yr: .0000837499981280416

Name: PACIFIC BELL TELEPHONE CO (DBA AT&T CA)
Address: 140 N L ST
City,State,Zip: TULARE, CA 93274
Year: 2009
County Code: 54
Air Basin: SJV
Facility ID: 2198
Air District Name: SJU
SIC Code: 4813
Air District Name: SAN JOAQUIN VALLEY UNIFIED APCD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 9.5912511301867598E-5
Reactive Organic Gases Tons/Yr: 8.0249998206272696E-5
Carbon Monoxide Emissions Tons/Yr: 2.5499999430030599E-4
NOX - Oxides of Nitrogen Tons/Yr: 0.00117249997379258
SOX - Oxides of Sulphur Tons/Yr: 4.99999988824129E-7
Particulate Matter Tons/Yr: 8.5809424311518001E-5
Part. Matter 10 Micrometers and Smllr Tons/Yr: 8.3749998128041604E-5

Name: PACIFIC BELL TELEPHONE CO (DBA AT&T CA)
Address: 140 N L ST

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

PACIFIC BELL (Continued)

1000251769

City,State,Zip: TULARE, CA 93274
 Year: 2010
 County Code: 54
 Air Basin: SJV
 Facility ID: 2198
 Air District Name: SJU
 SIC Code: 4813
 Air District Name: SAN JOAQUIN VALLEY UNIFIED APCD
 Community Health Air Pollution Info System: Not reported
 Consolidated Emission Reporting Rule: Not reported
 Total Organic Hydrocarbon Gases Tons/Yr: 9.5852754870323804E-5
 Reactive Organic Gases Tons/Yr: 8.0199999999999998E-5
 Carbon Monoxide Emissions Tons/Yr: 2.5500000000000002E-4
 NOX - Oxides of Nitrogen Tons/Yr: 0.00117
 SOX - Oxides of Sulphur Tons/Yr: 4.9999999999999998E-7
 Particulate Matter Tons/Yr: 8.5758196721311402E-5
 Part. Matter 10 Micrometers and Smllr Tons/Yr:8.3700000000000002E-5

12
 NNW
 > 1
 1.749 mi.
 9235 ft.

BRUCE AND BARBARA JONES TRUST
3797 AVE 248
TULARE, CA 93274

ENVIROSTOR S105027121
CPS-SLIC N/A
HIST UST
HIST CORTESE
CERS

Relative:
Higher
Actual:
284 ft.

ENVIROSTOR:
 Name: WESTERNAIR
 Address: 3797 AVE 248
 City,State,Zip: TULARE, CA 93274
 Facility ID: 54070070
 Status: Refer: RWQCB
 Status Date: 03/08/1988
 Site Code: Not reported
 Site Type: Historical
 Site Type Detailed: * Historical
 Acres: Not reported
 NPL: NO
 Regulatory Agencies: NONE SPECIFIED
 Lead Agency: NONE SPECIFIED
 Program Manager: Not reported
 Supervisor: Referred - Not Assigned
 Division Branch: Cleanup Sacramento
 Assembly: 26
 Senate: 16
 Special Program: Not reported
 Restricted Use: NO
 Site Mgmt Req: NONE SPECIFIED
 Funding: Not reported
 Latitude: 36.24
 Longitude: -119.4872
 APN: NONE SPECIFIED
 Past Use: NONE SPECIFIED
 Potential COC: * Pesticides - Rinse Waters * UNSPECIFIED AQUEOUS SOLUTION
 Confirmed COC: NONE SPECIFIED
 Potential Description: NONE SPECIFIED
 Alias Name: JONES BRUCE & CO
 Alias Type: Alternate Name
 Alias Name: 54070070
 Alias Type: Envirostor ID Number

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BRUCE AND BARBARA JONES TRUST (Continued)

S105027121

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Screening
Completed Date: 01/28/1988
Comments: SITE SCREENING DONE. PRELIMINARY ASSESSMENT (PA) RECOMMENDED TO EVALUATE POTENTIAL CONTAMINATION FROM PESTICIDE/FERTILIZERS.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: * Discovery
Completed Date: 04/08/1983
Comments: FACILITY IDENTIFIED PHONE BOOK. QUESTIONNAIRE SENT.

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

CPS-SLIC:

Name: WESTERN AIR
Address: 3797 AVENUE 248
City,State,Zip: TULARE, CA
Region: STATE
Facility Status: Completed - Case Closed
Status Date: 08/12/1993
Global Id: SLT5FT103110
Lead Agency: CENTRAL VALLEY RWQCB (REGION 5F)
Lead Agency Case Number: Not reported
Latitude: 36.2399729
Longitude: -119.3921504
Case Type: Cleanup Program Site
Case Worker: JYH
Local Agency: Not reported
RB Case Number: SLT5FT103
File Location: Not reported
Potential Media Affected: Not reported
Potential Contaminants of Concern: Not reported
Site History: Not reported

Click here to access the California GeoTracker records for this facility:

HIST UST:

Name: BRUCE AND BARBARA JONES TRUST
Address: 3797 AVE 248
City,State,Zip: TULARE, CA 93274
File Number: 000235C5
URL: <http://geotracker.waterboards.ca.gov/ustpdfs/pdf/000235C5.pdf>
Region: Not reported
Facility ID: Not reported
Facility Type: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BRUCE AND BARBARA JONES TRUST (Continued)

S105027121

Other Type: Not reported
Contact Name: Not reported
Telephone: Not reported
Owner Name: Not reported
Owner Address: Not reported
Owner City,St,Zip: Not reported
Total Tanks: Not reported

Tank Num: Not reported
Container Num: Not reported
Year Installed: Not reported
Tank Capacity: Not reported
Tank Used for: Not reported
Type of Fuel: Not reported
Container Construction Thickness: Not reported
Leak Detection: Not reported

[Click here for Geo Tracker PDF:](#)

HIST CORTESE:

edr_fname: WESTERNAIR
edr_fadd1: 3797 248
City,State,Zip: TULARE, CA 93274
Region: CORTESE
Facility County Code: 54
Reg By: CALSI
Reg Id: 54070070

CERS:

Name: WESTERN AIR
Address: 3797 AVENUE 248
City,State,Zip: TULARE, CA
Site ID: 233827
CERS ID: SLT5FT103110
CERS Description: Cleanup Program Site

Affiliation:

Affiliation Type Desc: Regional Board Caseworker
Entity Name: JONG HAN - CENTRAL VALLEY RWQCB (REGION 5F)
Entity Title: Not reported
Affiliation Address: 1685 E. Street
Affiliation City: Fresno
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

B13
ESE
> 1
1.879 mi.
9923 ft.

TULARE MUNI ARPT
411 E KERN AVE
TULARE, CA 93274
Site 1 of 2 in cluster B

SEMS-ARCHIVE **1003878690**
CAD980818801

Relative:
Higher
Actual:
290 ft.

SEMS Archive:
Site ID: 0902095
EPA ID: CAD980818801
Name: TULARE MUNI ARPT
Address: 411 E KERN AVE
Address 2: Not reported
City,State,Zip: TULARE, CA 93274
Cong District: 17
FIPS Code: 06107
FF: N
NPL: Not on the NPL
Non NPL Status: NFRAP-Site does not qualify for the NPL based on existing information

SEMS Archive Detail:

Region: 09
Site ID: 0902095
EPA ID: CAD980818801
Site Name: TULARE MUNI ARPT
NPL: N
FF: N
OU: 00
Action Code: VS
Action Name: ARCH SITE
SEQ: 1
Start Date: Not reported
Finish Date: 1991-09-25 04:00:00
Qual: Not reported
Current Action Lead: EPA Perf In-Hse

Region: 09
Site ID: 0902095
EPA ID: CAD980818801
Site Name: TULARE MUNI ARPT
NPL: N
FF: N
OU: 00
Action Code: DS
Action Name: DISCVRY
SEQ: 1
Start Date: 1979-10-01 04:00:00
Finish Date: 1979-10-01 04:00:00
Qual: Not reported
Current Action Lead: EPA Perf

Region: 09
Site ID: 0902095
EPA ID: CAD980818801
Site Name: TULARE MUNI ARPT
NPL: N
FF: N
OU: 00
Action Code: PA
Action Name: PA
SEQ: 2

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

TULARE MUNI ARPT (Continued)

1003878690

Start Date: Not reported
Finish Date: 1989-09-08 04:00:00
Qual: H
Current Action Lead: EPA Perf

Region: 09
Site ID: 0902095
EPA ID: CAD980818801
Site Name: TULARE MUNI ARPT
NPL: N
FF: N
OU: 00
Action Code: SI
Action Name: SI
SEQ: 1
Start Date: Not reported
Finish Date: 1991-09-25 04:00:00
Qual: N
Current Action Lead: EPA Perf

Region: 09
Site ID: 0902095
EPA ID: CAD980818801
Site Name: TULARE MUNI ARPT
NPL: N
FF: N
OU: 00
Action Code: PA
Action Name: PA
SEQ: 1
Start Date: Not reported
Finish Date: 1980-05-01 04:00:00
Qual: L
Current Action Lead: EPA Perf

B14
ESE
> 1
1.879 mi.
9923 ft.

TULARE MUNICIPAL AIRPORT
411 EAST KERN AVE; 3 MI FROM TULARE CITY
TULARE, CA 93274

ENVIROSTOR S101482755
N/A

Site 2 of 2 in cluster B

Relative:
Higher
Actual:
290 ft.

ENVIROSTOR:
Name: TULARE MUNICIPAL AIRPORT
Address: 411 EAST KERN AVE; 3 MI FROM TULARE CITY
City,State,Zip: TULARE, CA 93274
Facility ID: 54070031
Status: Inactive - Needs Evaluation
Status Date: 06/19/1995
Site Code: Not reported
Site Type: Historical
Site Type Detailed: * Historical
Acres: Not reported
NPL: NO
Regulatory Agencies: NONE SPECIFIED
Lead Agency: NONE SPECIFIED
Program Manager: Not reported
Supervisor: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

TULARE MUNICIPAL AIRPORT (Continued)

S101482755

Division Branch: Cleanup Sacramento
Assembly: 26
Senate: 16
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Not reported
Latitude: 36.20694
Longitude: -119.3430
APN: NONE SPECIFIED
Past Use: NONE SPECIFIED
Potential COC: * Pesticides - Rinse Waters * UNSPECIFIED AQUEOUS SOLUTION
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: CAL AGRI AERO-AERIAL APPLICATORS
Alias Type: Alternate Name
Alias Name: FLYING M COMPANY
Alias Type: Alternate Name
Alias Name: FRY AVIATION INDUSTRIES
Alias Type: Alternate Name
Alias Name: GRYPHON AVIATION SERVICES
Alias Type: Alternate Name
Alias Name: HICKMAN CROP DUSTING
Alias Type: Alternate Name
Alias Name: MEFFORD FIELD
Alias Type: Alternate Name
Alias Name: MOORE AVIATION
Alias Type: Alternate Name
Alias Name: RANKIN AVIATION INDUSTRIES
Alias Type: Alternate Name
Alias Name: TULARE AIRPARK
Alias Type: Alternate Name
Alias Name: CAD980818801
Alias Type: EPA Identification Number
Alias Name: 54070031
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Screening
Completed Date: 06/19/1995
Comments: Site Screening completed. Onsite disposal of pesticide equipment rinse water. Preliminary Endangerment Assessment is required.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Screening
Completed Date: 09/06/1989
Comments: Site Screening Done: EPA has completed a Preliminary Assessment and recommends Screening Site Inspection. EPA is the lead agency for the site.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: * Discovery
Completed Date: 01/19/1983
Comments: Facility identified from phonebook. Rankin Aviation Industries on

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

TULARE MUNICIPAL AIRPORT (Continued)

S101482755

site.

Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

15
NE
 > 1
 1.921 mi.
 10141 ft.

MCCOLLUM DISPOSAL SITE
10001 AVE. 248
TULARE, CA 93274

SWF/LF S102363007
CERS N/A

Relative:
Higher

SWF/LF (SWIS):

Actual:
293 ft.

Name:	MCCOLLUM DISPOSAL SITE
Address:	10001 AVE. 248
City,State,Zip:	TULARE, CA 93274
Region:	STATE
Facility ID:	54-CR-0010
SWIS Number:	54-CR-0010
Point of Contact:	Sabra Ambrose
Is Archived:	No
Is Closed Illegal Abandoned:	Yes
Is Site Inert Debris Engineered Fill:	No
Is Financial Assurances Responsible:	No
Absorbed On:	Not reported
Operational Status:	Closed
Absorbed By:	Not reported
Closed Illegal Abandoned Category:	D
EPA Federal Registry ID:	Not reported
ARB District:	San Joaquin Valley Unified
SWRCB Region:	Central Valley
Local Government:	Tulare
Reporting Agency Legal Name:	County of Tulare
Reporting Agency Department:	Department of Health Services, Division of Environmental Health
Enforcing Agency Legal Name:	County of Tulare
Enforcing Agency Department:	Department of Health Services, Division of Environmental Health
Regulation Status:	TBD (Pending Investigation)

Activity:

SWIS Number:	54-CR-0010
Site Name:	McCollum Disposal Site
Activity:	Solid Waste Disposal Site
Activity Is Archived:	No
Category:	Disposal
Activity Classification:	Solid Waste Disposal Site
WDR Number:	Not reported
WDR Landfill Class:	Not reported
Cease Operation:	Not reported
Cease Operation Type:	Not reported
Inspection Frequency:	Annual
Throughput:	0
Throughput Units:	Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MCCOLLUM DISPOSAL SITE (Continued)

S102363007

Remaining Capacity: 0
Remaining Capacity Date: Not reported
Capacity: 0
Capacity Units: Not reported
Total Acreage: 0
Disposal Acreage: 0
Permitted Elevation: 0
Permitted Elevation Type: Not reported
Permitted Depth: 0
Permitted Depth Type: Not reported
Point of Contact: Sabra Ambrose
Site Operational Status: Closed
Site Regulatory Status: TBD (Pending Investigation)
Site Is Archived: No
Is Closed Illegal Abandoned: Yes
Is Site Inert Debris Engineered Fill: No
Is Financial Assurances Responsible: No
Absorbed On: Not reported
Absorbed By: Not reported
Closed Illegal Abandoned Category: D
EPA Federal Registry ID: Not reported
County: Tulare
ARB District: San Joaquin Valley Unified
SWRCB Region: Central Valley
Local Government: Tulare
Street Address: 10001 Ave. 248
City: Tulare
State: CA
ZIP Code: 93274
Reporting Agency Legal Name: County of Tulare
Reporting Agency Department: Department of Health Services, Division of Environmental Health
Enforcing Agency Legal Name: County of Tulare
Enforcing Agency Department: Department of Health Services, Division of Environmental Health

Owner:
SWIS Number: 54-CR-0010
Owner: Yasuda, D
Owner Address: 610 S County Center Dr
Owner City: Visalia
Owner State: CA
Owner Zip: 93277
Site Name: McCollum Disposal Site
Site Operational Status: Closed
Site Type: Disposal Only
Site Regulatory Status: TBD (Pending Investigation)
Latitude: 36.23866
Longitude: -119.35221
Is Archived: No
Started On: Not reported
Contact Name: Michael & Sharo Francescon
Contact Title: Not reported
Contact Email: Not reported
Contact Phone: Not reported

CERS:

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MCCOLLUM DISPOSAL SITE (Continued)

S102363007

Name: MCCOLLUM DISPOSAL SITE
Address: 10001 AVE. 248
City,State,Zip: TULARE, CA
Site ID: 510082
CERS ID: 54-CR-0010
CERS Description: Solid Waste and Recycle Sites

Affiliation:

Affiliation Type Desc: Legal Owner
Entity Name: Yasuda, D
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Visalia
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 93277
Affiliation Phone: ,

Affiliation Type Desc: Legal Operator
Entity Name: Previous Op - T.C.D.P.W.
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Visalia
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 93291
Affiliation Phone: 2097336634,

Count: 0 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
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NO SITES FOUND

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal NPL (Superfund) sites

NPL: National Priority List

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

Date of Government Version: 01/25/2022	Source: EPA
Date Data Arrived at EDR: 02/03/2022	Telephone: N/A
Date Made Active in Reports: 02/22/2022	Last EDR Contact: 03/02/2022
Number of Days to Update: 19	Next Scheduled EDR Contact: 04/11/2022
	Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 01/25/2022	Source: EPA
Date Data Arrived at EDR: 02/03/2022	Telephone: N/A
Date Made Active in Reports: 02/22/2022	Last EDR Contact: 03/02/2022
Number of Days to Update: 19	Next Scheduled EDR Contact: 04/11/2022
	Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

Lists of Federal Delisted NPL sites

Delisted NPL: National Priority List Deletions

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

Date of Government Version: 01/25/2022
Date Data Arrived at EDR: 02/03/2022
Date Made Active in Reports: 02/22/2022
Number of Days to Update: 19

Source: EPA
Telephone: N/A
Last EDR Contact: 03/02/2022
Next Scheduled EDR Contact: 04/11/2022
Data Release Frequency: Quarterly

Lists of Federal sites subject to CERCLA removals and CERCLA orders

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 05/25/2021
Date Data Arrived at EDR: 06/24/2021
Date Made Active in Reports: 09/20/2021
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 12/29/2021
Next Scheduled EDR Contact: 04/11/2022
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

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

Date of Government Version: 01/25/2022
Date Data Arrived at EDR: 02/03/2022
Date Made Active in Reports: 02/22/2022
Number of Days to Update: 19

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 03/02/2022
Next Scheduled EDR Contact: 04/25/2022
Data Release Frequency: Quarterly

Lists of Federal CERCLA sites with NFRAP

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

Date of Government Version: 01/25/2022	Source: EPA
Date Data Arrived at EDR: 02/03/2022	Telephone: 800-424-9346
Date Made Active in Reports: 02/22/2022	Last EDR Contact: 03/02/2022
Number of Days to Update: 19	Next Scheduled EDR Contact: 04/25/2022
	Data Release Frequency: Quarterly

Lists of Federal RCRA facilities undergoing Corrective Action

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 02/28/2022	Source: EPA
Date Data Arrived at EDR: 03/02/2022	Telephone: 800-424-9346
Date Made Active in Reports: 03/17/2022	Last EDR Contact: 03/02/2022
Number of Days to Update: 15	Next Scheduled EDR Contact: 04/04/2022
	Data Release Frequency: Quarterly

Lists of Federal RCRA TSD facilities

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

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

Date of Government Version: 02/28/2022	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/02/2022	Telephone: (415) 495-8895
Date Made Active in Reports: 03/17/2022	Last EDR Contact: 03/02/2022
Number of Days to Update: 15	Next Scheduled EDR Contact: 04/04/2022
	Data Release Frequency: Quarterly

Lists of Federal RCRA generators

RCRA-LQG: RCRA - Large Quantity Generators

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

Date of Government Version: 02/28/2022	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/02/2022	Telephone: (415) 495-8895
Date Made Active in Reports: 03/17/2022	Last EDR Contact: 03/02/2022
Number of Days to Update: 15	Next Scheduled EDR Contact: 04/04/2022
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 02/28/2022	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/02/2022	Telephone: (415) 495-8895
Date Made Active in Reports: 03/17/2022	Last EDR Contact: 03/02/2022
Number of Days to Update: 15	Next Scheduled EDR Contact: 04/04/2022
	Data Release Frequency: Quarterly

RCRA-VSQG: RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Very small quantity generators (VSQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 02/28/2022	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/02/2022	Telephone: (415) 495-8895
Date Made Active in Reports: 03/17/2022	Last EDR Contact: 03/02/2022
Number of Days to Update: 15	Next Scheduled EDR Contact: 04/04/2022
	Data Release Frequency: Quarterly

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 11/15/2021	Source: Department of the Navy
Date Data Arrived at EDR: 11/16/2021	Telephone: 843-820-7326
Date Made Active in Reports: 02/08/2022	Last EDR Contact: 02/07/2022
Number of Days to Update: 84	Next Scheduled EDR Contact: 05/23/2022
	Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 11/19/2021	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/19/2021	Telephone: 703-603-0695
Date Made Active in Reports: 02/14/2022	Last EDR Contact: 02/23/2022
Number of Days to Update: 87	Next Scheduled EDR Contact: 06/06/2022
	Data Release Frequency: Varies

US INST CONTROLS: Institutional Controls Sites List

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 11/19/2021	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/19/2021	Telephone: 703-603-0695
Date Made Active in Reports: 02/14/2022	Last EDR Contact: 02/23/2022
Number of Days to Update: 87	Next Scheduled EDR Contact: 06/06/2022
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Federal ERNS list

ERNS: Emergency Response Notification System

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

Date of Government Version: 12/31/2021

Source: National Response Center, United States Coast Guard

Date Data Arrived at EDR: 03/01/2022

Telephone: 202-267-2180

Date Made Active in Reports: 03/10/2022

Last EDR Contact: 03/01/2022

Number of Days to Update: 9

Next Scheduled EDR Contact: 04/04/2022

Data Release Frequency: Quarterly

Lists of state- and tribal (Superfund) equivalent sites

RESPONSE: State Response Sites

Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity.

These confirmed release sites are generally high-priority and high potential risk.

Date of Government Version: 10/25/2021

Source: Department of Toxic Substances Control

Date Data Arrived at EDR: 10/26/2021

Telephone: 916-323-3400

Date Made Active in Reports: 01/14/2022

Last EDR Contact: 01/25/2022

Number of Days to Update: 80

Next Scheduled EDR Contact: 05/09/2022

Data Release Frequency: Quarterly

Lists of state- and tribal hazardous waste facilities

ENVIROSTOR: EnviroStor Database

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

Date of Government Version: 10/25/2021

Source: Department of Toxic Substances Control

Date Data Arrived at EDR: 10/26/2021

Telephone: 916-323-3400

Date Made Active in Reports: 01/14/2022

Last EDR Contact: 01/25/2022

Number of Days to Update: 80

Next Scheduled EDR Contact: 05/09/2022

Data Release Frequency: Quarterly

Lists of state and tribal landfills and solid waste disposal facilities

SWF/LF (SWIS): Solid Waste Information System

Active, Closed and Inactive Landfills. SWF/LF records typically contain an inventory of solid waste disposal facilities or landfills. These may be active or inactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 11/08/2021

Source: Department of Resources Recycling and Recovery

Date Data Arrived at EDR: 11/09/2021

Telephone: 916-341-6320

Date Made Active in Reports: 01/28/2022

Last EDR Contact: 02/08/2022

Number of Days to Update: 80

Next Scheduled EDR Contact: 05/23/2022

Data Release Frequency: Quarterly

Lists of state and tribal leaking storage tanks

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

LUST REG 9: Leaking Underground Storage Tank Report

Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 03/01/2001
Date Data Arrived at EDR: 04/23/2001
Date Made Active in Reports: 05/21/2001
Number of Days to Update: 28

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-637-5595
Last EDR Contact: 09/26/2011
Next Scheduled EDR Contact: 01/09/2012
Data Release Frequency: No Update Planned

LUST REG 8: Leaking Underground Storage Tanks

California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/14/2005
Date Data Arrived at EDR: 02/15/2005
Date Made Active in Reports: 03/28/2005
Number of Days to Update: 41

Source: California Regional Water Quality Control Board Santa Ana Region (8)
Telephone: 909-782-4496
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

LUST REG 6V: Leaking Underground Storage Tank Case Listing

Leaking Underground Storage Tank locations. Inyo, Kern, Los Angeles, Mono, San Bernardino counties.

Date of Government Version: 06/07/2005
Date Data Arrived at EDR: 06/07/2005
Date Made Active in Reports: 06/29/2005
Number of Days to Update: 22

Source: California Regional Water Quality Control Board Victorville Branch Office (6)
Telephone: 760-241-7365
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

LUST REG 1: Active Toxic Site Investigation

Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/2001
Date Data Arrived at EDR: 02/28/2001
Date Made Active in Reports: 03/29/2001
Number of Days to Update: 29

Source: California Regional Water Quality Control Board North Coast (1)
Telephone: 707-570-3769
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST REG 2: Fuel Leak List

Leaking Underground Storage Tank locations. Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, Sonoma counties.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-622-2433
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: No Update Planned

LUST REG 3: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Monterey, San Benito, San Luis Obispo, Santa Barbara, Santa Cruz counties.

Date of Government Version: 05/19/2003
Date Data Arrived at EDR: 05/19/2003
Date Made Active in Reports: 06/02/2003
Number of Days to Update: 14

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-542-4786
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: No Update Planned

LUST REG 4: Underground Storage Tank Leak List

Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6710
Last EDR Contact: 09/06/2011
Next Scheduled EDR Contact: 12/19/2011
Data Release Frequency: No Update Planned

LUST REG 5: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Alameda, Alpine, Amador, Butte, Colusa, Contra Costa, Calveras, El Dorado, Fresno, Glenn, Kern, Kings, Lake, Lassen, Madera, Mariposa, Merced, Modoc, Napa, Nevada, Placer, Plumas, Sacramento, San Joaquin, Shasta, Solano, Stanislaus, Sutter, Tehama, Tulare, Tuolumne, Yolo, Yuba counties.

Date of Government Version: 07/01/2008
Date Data Arrived at EDR: 07/22/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 9

Source: California Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-4834
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: No Update Planned

LUST: Leaking Underground Fuel Tank Report (GEOTRACKER)

Leaking Underground Storage Tank (LUST) Sites included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 12/06/2021
Date Data Arrived at EDR: 12/07/2021
Date Made Active in Reports: 02/23/2022
Number of Days to Update: 78

Source: State Water Resources Control Board
Telephone: see region list
Last EDR Contact: 03/08/2022
Next Scheduled EDR Contact: 06/20/2022
Data Release Frequency: Quarterly

LUST REG 6L: Leaking Underground Storage Tank Case Listing

For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/09/2003
Date Data Arrived at EDR: 09/10/2003
Date Made Active in Reports: 10/07/2003
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Lahontan Region (6)
Telephone: 530-542-5572
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

LUST REG 7: Leaking Underground Storage Tank Case Listing

Leaking Underground Storage Tank locations. Imperial, Riverside, San Diego, Santa Barbara counties.

Date of Government Version: 02/26/2004
Date Data Arrived at EDR: 02/26/2004
Date Made Active in Reports: 03/24/2004
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Telephone: 760-776-8943
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 10/12/2021
Date Data Arrived at EDR: 11/15/2021
Date Made Active in Reports: 02/08/2022
Number of Days to Update: 85

Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 01/18/2022
Next Scheduled EDR Contact: 05/02/2022
Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 10/12/2021
Date Data Arrived at EDR: 11/15/2021
Date Made Active in Reports: 02/08/2022
Number of Days to Update: 85

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 01/18/2022
Next Scheduled EDR Contact: 05/02/2022
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land

Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 10/12/2021	Source: EPA, Region 5
Date Data Arrived at EDR: 11/15/2021	Telephone: 312-886-7439
Date Made Active in Reports: 02/08/2022	Last EDR Contact: 01/18/2022
Number of Days to Update: 85	Next Scheduled EDR Contact: 05/02/2022
	Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 10/12/2021	Source: EPA Region 8
Date Data Arrived at EDR: 11/15/2021	Telephone: 303-312-6271
Date Made Active in Reports: 02/08/2022	Last EDR Contact: 01/18/2022
Number of Days to Update: 85	Next Scheduled EDR Contact: 05/02/2022
	Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 10/12/2021	Source: EPA Region 7
Date Data Arrived at EDR: 11/15/2021	Telephone: 913-551-7003
Date Made Active in Reports: 02/08/2022	Last EDR Contact: 01/18/2022
Number of Days to Update: 85	Next Scheduled EDR Contact: 05/02/2022
	Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 10/12/2021	Source: EPA Region 6
Date Data Arrived at EDR: 11/15/2021	Telephone: 214-665-6597
Date Made Active in Reports: 02/08/2022	Last EDR Contact: 01/18/2022
Number of Days to Update: 85	Next Scheduled EDR Contact: 05/02/2022
	Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 05/28/2021	Source: EPA Region 4
Date Data Arrived at EDR: 06/22/2021	Telephone: 404-562-8677
Date Made Active in Reports: 09/20/2021	Last EDR Contact: 01/18/2022
Number of Days to Update: 90	Next Scheduled EDR Contact: 05/02/2022
	Data Release Frequency: Varies

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land

A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 04/28/2021	Source: EPA Region 1
Date Data Arrived at EDR: 06/11/2021	Telephone: 617-918-1313
Date Made Active in Reports: 09/07/2021	Last EDR Contact: 01/18/2022
Number of Days to Update: 88	Next Scheduled EDR Contact: 05/02/2022
	Data Release Frequency: Varies

CPS-SLIC: Statewide SLIC Cases (GEOTRACKER)

Cleanup Program Sites (CPS; also known as Site Cleanups [SC] and formerly known as Spills, Leaks, Investigations, and Cleanups [SLIC] sites) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 12/06/2021	Source: State Water Resources Control Board
Date Data Arrived at EDR: 12/07/2021	Telephone: 866-480-1028
Date Made Active in Reports: 02/23/2022	Last EDR Contact: 03/08/2022
Number of Days to Update: 78	Next Scheduled EDR Contact: 06/20/2022
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SLIC REG 1: Active Toxic Site Investigations

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2003
Date Data Arrived at EDR: 04/07/2003
Date Made Active in Reports: 04/25/2003
Number of Days to Update: 18

Source: California Regional Water Quality Control Board, North Coast Region (1)
Telephone: 707-576-2220
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 2: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: No Update Planned

SLIC REG 3: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/18/2006
Date Data Arrived at EDR: 05/18/2006
Date Made Active in Reports: 06/15/2006
Number of Days to Update: 28

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: No Update Planned

SLIC REG 4: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/17/2004
Date Data Arrived at EDR: 11/18/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 47

Source: Region Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6600
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: No Update Planned

SLIC REG 5: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/01/2005
Date Data Arrived at EDR: 04/05/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 16

Source: Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-3291
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/24/2005
Date Data Arrived at EDR: 05/25/2005
Date Made Active in Reports: 06/16/2005
Number of Days to Update: 22

Source: Regional Water Quality Control Board, Victorville Branch
Telephone: 619-241-6583
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SLIC REG 6L: SLIC Sites

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board, Lahontan Region
Telephone: 530-542-5574
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

SLIC REG 7: SLIC List

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/24/2004
Date Data Arrived at EDR: 11/29/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 36

Source: California Regional Quality Control Board, Colorado River Basin Region
Telephone: 760-346-7491
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 8: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2008
Date Data Arrived at EDR: 04/03/2008
Date Made Active in Reports: 04/14/2008
Number of Days to Update: 11

Source: California Region Water Quality Control Board Santa Ana Region (8)
Telephone: 951-782-3298
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

SLIC REG 9: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/10/2007
Date Data Arrived at EDR: 09/11/2007
Date Made Active in Reports: 09/28/2007
Number of Days to Update: 17

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-467-2980
Last EDR Contact: 08/08/2011
Next Scheduled EDR Contact: 11/21/2011
Data Release Frequency: No Update Planned

Lists of state and tribal registered storage tanks

FEMA UST: Underground Storage Tank Listing

A listing of all FEMA owned underground storage tanks.

Date of Government Version: 10/14/2021
Date Data Arrived at EDR: 11/05/2021
Date Made Active in Reports: 02/01/2022
Number of Days to Update: 88

Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 02/07/2022
Next Scheduled EDR Contact: 04/18/2022
Data Release Frequency: Varies

UST: Active UST Facilities

Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 12/06/2021
Date Data Arrived at EDR: 12/07/2021
Date Made Active in Reports: 02/23/2022
Number of Days to Update: 78

Source: SWRCB
Telephone: 916-341-5851
Last EDR Contact: 03/08/2022
Next Scheduled EDR Contact: 06/20/2022
Data Release Frequency: Semi-Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

UST CLOSURE: Proposed Closure of Underground Storage Tank (UST) Cases

UST cases that are being considered for closure by either the State Water Resources Control Board or the Executive Director have been posted for a 60-day public comment period. UST Case Closures being proposed for consideration by the State Water Resources Control Board. These are primarily UST cases that meet closure criteria under the decisional framework in State Water Board Resolution No. 92-49 and other Board orders. UST Case Closures proposed for consideration by the Executive Director pursuant to State Water Board Resolution No. 2012-0061. These are cases that meet the criteria of the Low-Threat UST Case Closure Policy. UST Case Closure Review Denials and Approved Orders.

Date of Government Version: 12/01/2021	Source: State Water Resources Control Board
Date Data Arrived at EDR: 12/07/2021	Telephone: 916-327-7844
Date Made Active in Reports: 03/02/2022	Last EDR Contact: 03/08/2022
Number of Days to Update: 85	Next Scheduled EDR Contact: 06/20/2022
	Data Release Frequency: Varies

MILITARY UST SITES: Military UST Sites (GEOTRACKER)

Military ust sites

Date of Government Version: 12/06/2021	Source: State Water Resources Control Board
Date Data Arrived at EDR: 12/07/2021	Telephone: 866-480-1028
Date Made Active in Reports: 02/23/2022	Last EDR Contact: 03/08/2022
Number of Days to Update: 78	Next Scheduled EDR Contact: 06/20/2022
	Data Release Frequency: Varies

AST: Aboveground Petroleum Storage Tank Facilities

A listing of aboveground storage tank petroleum storage tank locations.

Date of Government Version: 07/06/2016	Source: California Environmental Protection Agency
Date Data Arrived at EDR: 07/12/2016	Telephone: 916-327-5092
Date Made Active in Reports: 09/19/2016	Last EDR Contact: 03/10/2022
Number of Days to Update: 69	Next Scheduled EDR Contact: 06/27/2022
	Data Release Frequency: Varies

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 10/12/2021	Source: EPA Region 9
Date Data Arrived at EDR: 11/15/2021	Telephone: 415-972-3368
Date Made Active in Reports: 02/08/2022	Last EDR Contact: 01/18/2022
Number of Days to Update: 85	Next Scheduled EDR Contact: 05/02/2022
	Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 10/12/2021	Source: EPA Region 8
Date Data Arrived at EDR: 11/15/2021	Telephone: 303-312-6137
Date Made Active in Reports: 02/08/2022	Last EDR Contact: 01/18/2022
Number of Days to Update: 85	Next Scheduled EDR Contact: 05/02/2022
	Data Release Frequency: Varies

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 10/12/2021	Source: EPA Region 7
Date Data Arrived at EDR: 11/15/2021	Telephone: 913-551-7003
Date Made Active in Reports: 02/08/2022	Last EDR Contact: 01/18/2022
Number of Days to Update: 85	Next Scheduled EDR Contact: 05/02/2022
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 10/12/2021	Source: EPA Region 10
Date Data Arrived at EDR: 11/15/2021	Telephone: 206-553-2857
Date Made Active in Reports: 02/08/2022	Last EDR Contact: 01/18/2022
Number of Days to Update: 85	Next Scheduled EDR Contact: 05/02/2022
	Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 10/14/2021	Source: EPA, Region 1
Date Data Arrived at EDR: 11/15/2021	Telephone: 617-918-1313
Date Made Active in Reports: 02/08/2022	Last EDR Contact: 01/18/2022
Number of Days to Update: 85	Next Scheduled EDR Contact: 05/02/2022
	Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 04/06/2021	Source: EPA Region 5
Date Data Arrived at EDR: 06/11/2021	Telephone: 312-886-6136
Date Made Active in Reports: 09/07/2021	Last EDR Contact: 02/09/2022
Number of Days to Update: 88	Next Scheduled EDR Contact: 05/02/2022
	Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 10/12/2021	Source: EPA Region 6
Date Data Arrived at EDR: 11/15/2021	Telephone: 214-665-7591
Date Made Active in Reports: 02/08/2022	Last EDR Contact: 01/18/2022
Number of Days to Update: 85	Next Scheduled EDR Contact: 05/02/2022
	Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 05/28/2021	Source: EPA Region 4
Date Data Arrived at EDR: 06/22/2021	Telephone: 404-562-9424
Date Made Active in Reports: 09/20/2021	Last EDR Contact: 01/18/2022
Number of Days to Update: 90	Next Scheduled EDR Contact: 05/02/2022
	Data Release Frequency: Varies

Lists of state and tribal voluntary cleanup sites

VCP: Voluntary Cleanup Program Properties

Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/25/2021
Date Data Arrived at EDR: 10/26/2021
Date Made Active in Reports: 01/14/2022
Number of Days to Update: 80

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/25/2022
Next Scheduled EDR Contact: 05/09/2022
Data Release Frequency: Quarterly

INDIAN VCP R7: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 07/08/2021
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

INDIAN VCP R1: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015
Date Data Arrived at EDR: 09/29/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 142

Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 03/16/2022
Next Scheduled EDR Contact: 07/04/2022
Data Release Frequency: Varies

Lists of state and tribal brownfield sites

BROWNFIELDS: Considered Brownfields Sites Listing

A listing of sites the SWRCB considers to be Brownfields since these are sites have come to them through the MOA Process.

Date of Government Version: 12/15/2021
Date Data Arrived at EDR: 12/16/2021
Date Made Active in Reports: 03/03/2022
Number of Days to Update: 77

Source: State Water Resources Control Board
Telephone: 916-323-7905
Last EDR Contact: 12/16/2021
Next Scheduled EDR Contact: 04/04/2022
Data Release Frequency: Quarterly

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites

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

Date of Government Version: 02/23/2022
Date Data Arrived at EDR: 03/10/2022
Date Made Active in Reports: 03/10/2022
Number of Days to Update: 0

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 03/15/2022
Next Scheduled EDR Contact: 06/27/2022
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT: Waste Management Unit Database

Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 04/01/2000
Date Data Arrived at EDR: 04/10/2000
Date Made Active in Reports: 05/10/2000
Number of Days to Update: 30

Source: State Water Resources Control Board
Telephone: 916-227-4448
Last EDR Contact: 01/24/2022
Next Scheduled EDR Contact: 05/09/2022
Data Release Frequency: No Update Planned

SWRCY: Recycler Database

A listing of recycling facilities in California.

Date of Government Version: 12/06/2021
Date Data Arrived at EDR: 12/07/2021
Date Made Active in Reports: 02/23/2022
Number of Days to Update: 78

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 03/08/2022
Next Scheduled EDR Contact: 06/20/2022
Data Release Frequency: Quarterly

HAULERS: Registered Waste Tire Haulers Listing

A listing of registered waste tire haulers.

Date of Government Version: 09/14/2021
Date Data Arrived at EDR: 11/11/2021
Date Made Active in Reports: 11/23/2021
Number of Days to Update: 12

Source: Integrated Waste Management Board
Telephone: 916-341-6422
Last EDR Contact: 02/17/2022
Next Scheduled EDR Contact: 05/23/2022
Data Release Frequency: Varies

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 01/24/2022
Next Scheduled EDR Contact: 05/09/2022
Data Release Frequency: Varies

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 01/13/2022
Next Scheduled EDR Contact: 05/02/2022
Data Release Frequency: No Update Planned

IHS OPEN DUMPS: Open Dumps on Indian Land

A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 04/01/2014
Date Data Arrived at EDR: 08/06/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 176

Source: Department of Health & Human Services, Indian Health Service
Telephone: 301-443-1452
Last EDR Contact: 01/28/2022
Next Scheduled EDR Contact: 05/09/2022
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 11/16/2021
Date Data Arrived at EDR: 11/18/2021
Date Made Active in Reports: 02/08/2022
Number of Days to Update: 82

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 02/23/2022
Next Scheduled EDR Contact: 06/06/2022
Data Release Frequency: No Update Planned

HIST CAL-SITES: Calsites Database

The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database. No longer updated by the state agency. It has been replaced by ENVIROSTOR.

Date of Government Version: 08/08/2005
Date Data Arrived at EDR: 08/03/2006
Date Made Active in Reports: 08/24/2006
Number of Days to Update: 21

Source: Department of Toxic Substance Control
Telephone: 916-323-3400
Last EDR Contact: 02/23/2009
Next Scheduled EDR Contact: 05/25/2009
Data Release Frequency: No Update Planned

SCH: School Property Evaluation Program

This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose.

Date of Government Version: 10/25/2021
Date Data Arrived at EDR: 10/26/2021
Date Made Active in Reports: 01/14/2022
Number of Days to Update: 80

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/25/2022
Next Scheduled EDR Contact: 05/09/2022
Data Release Frequency: Quarterly

CDL: Clandestine Drug Labs

A listing of drug lab locations. Listing of a location in this database does not indicate that any illegal drug lab materials were or were not present there, and does not constitute a determination that the location either requires or does not require additional cleanup work.

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 01/20/2021
Date Made Active in Reports: 04/08/2021
Number of Days to Update: 78

Source: Department of Toxic Substances Control
Telephone: 916-255-6504
Last EDR Contact: 01/13/2022
Next Scheduled EDR Contact: 04/18/2022
Data Release Frequency: Varies

CERS HAZ WASTE: CERS HAZ WASTE

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, and RCRA LQ HW Generator programs.

Date of Government Version: 10/18/2021
Date Data Arrived at EDR: 10/19/2021
Date Made Active in Reports: 01/12/2022
Number of Days to Update: 85

Source: CalEPA
Telephone: 916-323-2514
Last EDR Contact: 01/19/2022
Next Scheduled EDR Contact: 05/02/2022
Data Release Frequency: Quarterly

TOXIC PITS: Toxic Pits Cleanup Act Sites

Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 07/01/1995
Date Data Arrived at EDR: 08/30/1995
Date Made Active in Reports: 09/26/1995
Number of Days to Update: 27

Source: State Water Resources Control Board
Telephone: 916-227-4364
Last EDR Contact: 01/26/2009
Next Scheduled EDR Contact: 04/27/2009
Data Release Frequency: No Update Planned

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 11/16/2021
Date Data Arrived at EDR: 11/18/2021
Date Made Active in Reports: 02/08/2022
Number of Days to Update: 82

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 02/23/2022
Next Scheduled EDR Contact: 06/06/2022
Data Release Frequency: Quarterly

PFAS: PFAS Contamination Site Location Listing

A listing of PFAS contaminated sites included in the GeoTracker database.

Date of Government Version: 12/06/2021
Date Data Arrived at EDR: 12/07/2021
Date Made Active in Reports: 02/23/2022
Number of Days to Update: 78

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/08/2022
Next Scheduled EDR Contact: 06/20/2022
Data Release Frequency: Varies

AQUEOUS FOAM: Former Fire Training Facility Assessments Listing

Airports shown on this list are those believed to use Aqueous Film Forming Foam (AFFF), and certified by the Federal Aviation Administration (FAA) under Title 14, Code of Federal Regulations (CFR), Part 139 (14 CFR Part 139). This list was created by SWRCB using information available from the FAA. Location points shown are from the latitude and longitude listed on the FAA airport master record.

Date of Government Version: 02/20/2020
Date Data Arrived at EDR: 12/10/2021
Date Made Active in Reports: 02/25/2022
Number of Days to Update: 77

Source: State Water Resources Control Board
Telephone: 916-341-5455
Last EDR Contact: 03/11/2022
Next Scheduled EDR Contact: 06/20/2022
Data Release Frequency: Varies

Local Lists of Registered Storage Tanks

SWEEPS UST: SWEEPS UST Listing

Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

Date of Government Version: 06/01/1994
Date Data Arrived at EDR: 07/07/2005
Date Made Active in Reports: 08/11/2005
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/03/2005
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

HIST UST: Hazardous Substance Storage Container Database

The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/1990
Date Data Arrived at EDR: 01/25/1991
Date Made Active in Reports: 02/12/1991
Number of Days to Update: 18

Source: State Water Resources Control Board
Telephone: 916-341-5851
Last EDR Contact: 07/26/2001
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SAN FRANCISCO AST: Aboveground Storage Tank Site Listing

Aboveground storage tank sites

Date of Government Version: 11/04/2021
Date Data Arrived at EDR: 11/05/2021
Date Made Active in Reports: 01/24/2022
Number of Days to Update: 80

Source: San Francisco County Department of Public Health
Telephone: 415-252-3896
Last EDR Contact: 01/28/2022
Next Scheduled EDR Contact: 05/16/2022
Data Release Frequency: Varies

CERS TANKS: California Environmental Reporting System (CERS) Tanks

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Aboveground Petroleum Storage and Underground Storage Tank regulatory programs.

Date of Government Version: 10/18/2021
Date Data Arrived at EDR: 10/19/2021
Date Made Active in Reports: 01/12/2022
Number of Days to Update: 85

Source: California Environmental Protection Agency
Telephone: 916-323-2514
Last EDR Contact: 01/19/2022
Next Scheduled EDR Contact: 05/02/2022
Data Release Frequency: Quarterly

CA FID UST: Facility Inventory Database

The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

Date of Government Version: 10/31/1994
Date Data Arrived at EDR: 09/05/1995
Date Made Active in Reports: 09/29/1995
Number of Days to Update: 24

Source: California Environmental Protection Agency
Telephone: 916-341-5851
Last EDR Contact: 12/28/1998
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Local Land Records

LIENS: Environmental Liens Listing

A listing of property locations with environmental liens for California where DTSC is a lien holder.

Date of Government Version: 02/24/2022
Date Data Arrived at EDR: 02/25/2022
Date Made Active in Reports: 03/09/2022
Number of Days to Update: 12

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 02/24/2022
Next Scheduled EDR Contact: 06/13/2022
Data Release Frequency: Varies

LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 01/25/2022
Date Data Arrived at EDR: 02/03/2022
Date Made Active in Reports: 02/22/2022
Number of Days to Update: 19

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 03/02/2022
Next Scheduled EDR Contact: 04/11/2022
Data Release Frequency: Semi-Annually

DEED: Deed Restriction Listing

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

Date of Government Version: 11/30/2021	Source: DTSC and SWRCB
Date Data Arrived at EDR: 11/30/2021	Telephone: 916-323-3400
Date Made Active in Reports: 02/16/2022	Last EDR Contact: 02/28/2022
Number of Days to Update: 78	Next Scheduled EDR Contact: 06/13/2022
	Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 12/15/2021	Source: U.S. Department of Transportation
Date Data Arrived at EDR: 12/16/2021	Telephone: 202-366-4555
Date Made Active in Reports: 03/10/2022	Last EDR Contact: 12/16/2021
Number of Days to Update: 84	Next Scheduled EDR Contact: 04/04/2022
	Data Release Frequency: Quarterly

CHMIRS: California Hazardous Material Incident Report System

California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).

Date of Government Version: 09/30/2021	Source: Office of Emergency Services
Date Data Arrived at EDR: 10/19/2021	Telephone: 916-845-8400
Date Made Active in Reports: 01/12/2022	Last EDR Contact: 01/19/2022
Number of Days to Update: 85	Next Scheduled EDR Contact: 05/02/2022
	Data Release Frequency: Semi-Annually

LDS: Land Disposal Sites Listing (GEOTRACKER)

Land Disposal sites (Landfills) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 12/06/2021	Source: State Water Quality Control Board
Date Data Arrived at EDR: 12/07/2021	Telephone: 866-480-1028
Date Made Active in Reports: 02/23/2022	Last EDR Contact: 03/08/2022
Number of Days to Update: 78	Next Scheduled EDR Contact: 06/20/2022
	Data Release Frequency: Quarterly

MCS: Military Cleanup Sites Listing (GEOTRACKER)

Military sites (consisting of: Military UST sites; Military Privatized sites; and Military Cleanup sites [formerly known as DoD non UST]) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 12/06/2021	Source: State Water Resources Control Board
Date Data Arrived at EDR: 12/07/2021	Telephone: 866-480-1028
Date Made Active in Reports: 02/23/2022	Last EDR Contact: 03/08/2022
Number of Days to Update: 78	Next Scheduled EDR Contact: 06/20/2022
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SPILLS 90: SPILLS90 data from FirstSearch

Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 06/06/2012	Source: FirstSearch
Date Data Arrived at EDR: 01/03/2013	Telephone: N/A
Date Made Active in Reports: 02/22/2013	Last EDR Contact: 01/03/2013
Number of Days to Update: 50	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 02/28/2022	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/02/2022	Telephone: (415) 495-8895
Date Made Active in Reports: 03/17/2022	Last EDR Contact: 03/02/2022
Number of Days to Update: 15	Next Scheduled EDR Contact: 04/04/2022
	Data Release Frequency: Quarterly

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 10/26/2021	Source: U.S. Army Corps of Engineers
Date Data Arrived at EDR: 11/16/2021	Telephone: 202-528-4285
Date Made Active in Reports: 02/08/2022	Last EDR Contact: 02/15/2022
Number of Days to Update: 84	Next Scheduled EDR Contact: 05/30/2022
	Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 06/07/2021	Source: USGS
Date Data Arrived at EDR: 07/13/2021	Telephone: 888-275-8747
Date Made Active in Reports: 03/09/2022	Last EDR Contact: 03/02/2022
Number of Days to Update: 239	Next Scheduled EDR Contact: 04/25/2022
	Data Release Frequency: Varies

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 04/02/2018	Source: U.S. Geological Survey
Date Data Arrived at EDR: 04/11/2018	Telephone: 888-275-8747
Date Made Active in Reports: 11/06/2019	Last EDR Contact: 01/07/2022
Number of Days to Update: 574	Next Scheduled EDR Contact: 04/18/2022
	Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 01/01/2017
Date Data Arrived at EDR: 02/03/2017
Date Made Active in Reports: 04/07/2017
Number of Days to Update: 63

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 02/08/2022
Next Scheduled EDR Contact: 05/23/2022
Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 12/13/2021
Date Data Arrived at EDR: 12/17/2021
Date Made Active in Reports: 03/17/2022
Number of Days to Update: 90

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 12/17/2021
Next Scheduled EDR Contact: 04/04/2022
Data Release Frequency: Quarterly

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013
Date Data Arrived at EDR: 03/21/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 02/01/2022
Next Scheduled EDR Contact: 05/16/2022
Data Release Frequency: Quarterly

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 09/30/2017
Date Data Arrived at EDR: 05/08/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 73

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 02/03/2022
Next Scheduled EDR Contact: 05/16/2022
Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 06/17/2020
Date Made Active in Reports: 09/10/2020
Number of Days to Update: 85

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 12/17/2021
Next Scheduled EDR Contact: 03/28/2022
Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 08/14/2020
Date Made Active in Reports: 11/04/2020
Number of Days to Update: 82

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 02/18/2022
Next Scheduled EDR Contact: 05/30/2022
Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 10/18/2021
Date Data Arrived at EDR: 10/20/2021
Date Made Active in Reports: 01/10/2022
Number of Days to Update: 82

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 01/19/2022
Next Scheduled EDR Contact: 05/02/2022
Data Release Frequency: Annually

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 01/25/2022
Date Data Arrived at EDR: 02/03/2022
Date Made Active in Reports: 02/22/2022
Number of Days to Update: 19

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 03/02/2022
Next Scheduled EDR Contact: 06/13/2022
Data Release Frequency: Annually

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 10/20/2021
Date Data Arrived at EDR: 11/05/2021
Date Made Active in Reports: 11/12/2021
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 01/18/2022
Next Scheduled EDR Contact: 05/02/2022
Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 01/25/2022	Source: EPA
Date Data Arrived at EDR: 02/03/2022	Telephone: 202-564-6023
Date Made Active in Reports: 02/25/2022	Last EDR Contact: 03/02/2022
Number of Days to Update: 22	Next Scheduled EDR Contact: 05/16/2022
	Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 11/19/2020	Source: EPA
Date Data Arrived at EDR: 01/08/2021	Telephone: 202-566-0500
Date Made Active in Reports: 03/22/2021	Last EDR Contact: 01/07/2022
Number of Days to Update: 73	Next Scheduled EDR Contact: 04/18/2022
	Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/23/2016	Telephone: 202-564-2501
Date Made Active in Reports: 02/10/2017	Last EDR Contact: 12/29/2021
Number of Days to Update: 79	Next Scheduled EDR Contact: 04/18/2022
	Data Release Frequency: Quarterly

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009	Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Date Data Arrived at EDR: 04/16/2009	Telephone: 202-566-1667
Date Made Active in Reports: 05/11/2009	Last EDR Contact: 08/18/2017
Number of Days to Update: 25	Next Scheduled EDR Contact: 12/04/2017
	Data Release Frequency: No Update Planned

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009	Source: EPA
Date Data Arrived at EDR: 04/16/2009	Telephone: 202-566-1667
Date Made Active in Reports: 05/11/2009	Last EDR Contact: 08/18/2017
Number of Days to Update: 25	Next Scheduled EDR Contact: 12/04/2017
	Data Release Frequency: No Update Planned

MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 07/29/2021	Source: Nuclear Regulatory Commission
Date Data Arrived at EDR: 08/24/2021	Telephone: 301-415-7169
Date Made Active in Reports: 11/19/2021	Last EDR Contact: 01/18/2022
Number of Days to Update: 87	Next Scheduled EDR Contact: 05/02/2022
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

COAL ASH DOE: Steam-Electric Plant Operation Data

A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2020	Source: Department of Energy
Date Data Arrived at EDR: 11/30/2021	Telephone: 202-586-8719
Date Made Active in Reports: 02/22/2022	Last EDR Contact: 02/28/2022
Number of Days to Update: 84	Next Scheduled EDR Contact: 06/13/2022
	Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List

A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 01/12/2017	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/05/2019	Telephone: N/A
Date Made Active in Reports: 11/11/2019	Last EDR Contact: 02/28/2022
Number of Days to Update: 251	Next Scheduled EDR Contact: 06/13/2022
	Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database

The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 09/13/2019	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/06/2019	Telephone: 202-566-0517
Date Made Active in Reports: 02/10/2020	Last EDR Contact: 02/04/2022
Number of Days to Update: 96	Next Scheduled EDR Contact: 05/16/2022
	Data Release Frequency: Varies

RADINFO: Radiation Information Database

The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 07/01/2019	Source: Environmental Protection Agency
Date Data Arrived at EDR: 07/01/2019	Telephone: 202-343-9775
Date Made Active in Reports: 09/23/2019	Last EDR Contact: 12/27/2021
Number of Days to Update: 84	Next Scheduled EDR Contact: 04/11/2022
	Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/01/2007	Telephone: 202-564-2501
Date Made Active in Reports: 04/10/2007	Last EDR Contact: 12/17/2007
Number of Days to Update: 40	Next Scheduled EDR Contact: 03/17/2008
	Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data

Department of Transportation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 01/02/2020
Date Data Arrived at EDR: 01/28/2020
Date Made Active in Reports: 04/17/2020
Number of Days to Update: 80

Source: Department of Transportation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 01/24/2022
Next Scheduled EDR Contact: 05/08/2022
Data Release Frequency: Quarterly

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 09/30/2021
Date Data Arrived at EDR: 10/13/2021
Date Made Active in Reports: 01/10/2022
Number of Days to Update: 89

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 01/03/2022
Next Scheduled EDR Contact: 04/18/2022
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 09/15/2021
Date Made Active in Reports: 12/14/2021
Number of Days to Update: 90

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 03/02/2022
Next Scheduled EDR Contact: 04/04/2022
Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 07/14/2015
Date Made Active in Reports: 01/10/2017
Number of Days to Update: 546

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 01/04/2022
Next Scheduled EDR Contact: 04/18/2022
Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 07/26/2021
Date Data Arrived at EDR: 07/27/2021
Date Made Active in Reports: 10/22/2021
Number of Days to Update: 87

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 01/31/2022
Next Scheduled EDR Contact: 05/16/2022
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 08/30/2019
Date Data Arrived at EDR: 11/15/2019
Date Made Active in Reports: 01/28/2020
Number of Days to Update: 74

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 02/17/2022
Next Scheduled EDR Contact: 05/30/2022
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 01/25/2022
Date Data Arrived at EDR: 02/03/2022
Date Made Active in Reports: 02/22/2022
Number of Days to Update: 19

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 05/03/2022
Next Scheduled EDR Contact: 04/11/2022
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931 and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust.

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

MINES VIOLATIONS: MSHA Violation Assessment Data

Mines violation and assessment information. Department of Labor, Mine Safety & Health Administration.

Date of Government Version: 06/30/2021
Date Data Arrived at EDR: 07/01/2021
Date Made Active in Reports: 09/28/2021
Number of Days to Update: 89

Source: DOL, Mine Safety & Health Administration
Telephone: 202-693-9424
Last EDR Contact: 03/14/2022
Next Scheduled EDR Contact: 06/13/2022
Data Release Frequency: Quarterly

US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 11/02/2021
Date Data Arrived at EDR: 11/22/2021
Date Made Active in Reports: 02/14/2022
Number of Days to Update: 84

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 02/23/2022
Next Scheduled EDR Contact: 06/06/2022
Data Release Frequency: Semi-Annually

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 05/06/2020
Date Data Arrived at EDR: 05/27/2020
Date Made Active in Reports: 08/13/2020
Number of Days to Update: 78

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 02/24/2022
Next Scheduled EDR Contact: 06/06/2022
Data Release Frequency: Varies

US MINES 3: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011
Date Data Arrived at EDR: 06/08/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 97

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 02/24/2022
Next Scheduled EDR Contact: 06/06/2022
Data Release Frequency: Varies

ABANDONED MINES: Abandoned Mines

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Date of Government Version: 12/14/2021
Date Data Arrived at EDR: 12/15/2021
Date Made Active in Reports: 03/10/2022
Number of Days to Update: 85

Source: Department of Interior
Telephone: 202-208-2609
Last EDR Contact: 03/04/2022
Next Scheduled EDR Contact: 06/20/2022
Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 11/04/2021
Date Data Arrived at EDR: 11/22/2021
Date Made Active in Reports: 02/25/2022
Number of Days to Update: 95

Source: EPA
Telephone: (415) 947-8000
Last EDR Contact: 02/28/2022
Next Scheduled EDR Contact: 06/13/2022
Data Release Frequency: Quarterly

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 12/31/2020
Date Data Arrived at EDR: 01/11/2022
Date Made Active in Reports: 02/14/2022
Number of Days to Update: 34

Source: Department of Defense
Telephone: 703-704-1564
Last EDR Contact: 01/11/2022
Next Scheduled EDR Contact: 04/25/2022
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 05/06/2021	Source: Environmental Protection Agency
Date Data Arrived at EDR: 05/21/2021	Telephone: 202-564-0527
Date Made Active in Reports: 08/11/2021	Last EDR Contact: 02/22/2022
Number of Days to Update: 82	Next Scheduled EDR Contact: 06/06/2022
	Data Release Frequency: Varies

ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 01/01/2022	Source: Environmental Protection Agency
Date Data Arrived at EDR: 01/04/2022	Telephone: 202-564-2280
Date Made Active in Reports: 01/10/2022	Last EDR Contact: 01/04/2022
Number of Days to Update: 6	Next Scheduled EDR Contact: 04/18/2022
	Data Release Frequency: Quarterly

FUELS PROGRAM: EPA Fuels Program Registered Listing

This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 11/15/2021	Source: EPA
Date Data Arrived at EDR: 11/15/2021	Telephone: 800-385-6164
Date Made Active in Reports: 02/01/2022	Last EDR Contact: 02/17/2022
Number of Days to Update: 78	Next Scheduled EDR Contact: 05/30/2022
	Data Release Frequency: Quarterly

CA BOND EXP. PLAN: Bond Expenditure Plan

Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

Date of Government Version: 01/01/1989	Source: Department of Health Services
Date Data Arrived at EDR: 07/27/1994	Telephone: 916-255-2118
Date Made Active in Reports: 08/02/1994	Last EDR Contact: 05/31/1994
Number of Days to Update: 6	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

CORTESE: "Cortese" Hazardous Waste & Substances Sites List

The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).

Date of Government Version: 12/16/2021	Source: CAL EPA/Office of Emergency Information
Date Data Arrived at EDR: 12/16/2021	Telephone: 916-323-3400
Date Made Active in Reports: 03/03/2022	Last EDR Contact: 12/16/2021
Number of Days to Update: 77	Next Scheduled EDR Contact: 04/04/2022
	Data Release Frequency: Quarterly

CUPA LIVERMORE-PLEASANTON: CUPA Facility Listing

list of facilities associated with the various CUPA programs in Livermore-Pleasanton

Date of Government Version: 05/01/2019	Source: Livermore-Pleasanton Fire Department
Date Data Arrived at EDR: 05/14/2019	Telephone: 925-454-2361
Date Made Active in Reports: 07/17/2019	Last EDR Contact: 02/08/2022
Number of Days to Update: 64	Next Scheduled EDR Contact: 05/23/2022
	Data Release Frequency: Varies

DRYCLEAN AVAQMD: Antelope Valley Air Quality Management District Drycleaner Listing

A listing of dry cleaners in the Antelope Valley Air Quality Management District.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 11/29/2021
Date Data Arrived at EDR: 11/29/2021
Date Made Active in Reports: 02/14/2022
Number of Days to Update: 77

Source: Antelope Valley Air Quality Management District
Telephone: 661-723-8070
Last EDR Contact: 02/24/2022
Next Scheduled EDR Contact: 06/13/2022
Data Release Frequency: Varies

DRYCLEAN SOUTH COAST: South Coast Air Quality Management District Drycleaner Listing
A listing of dry cleaners in the South Coast Air Quality Management District

Date of Government Version: 11/17/2021
Date Data Arrived at EDR: 11/18/2021
Date Made Active in Reports: 02/07/2022
Number of Days to Update: 81

Source: South Coast Air Quality Management District
Telephone: 909-396-3211
Last EDR Contact: 02/17/2022
Next Scheduled EDR Contact: 06/06/2022
Data Release Frequency: Varies

DRYCLEANERS: Cleaner Facilities

A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaner's agents; linen supply; coin-operated laundries and cleaning; drycleaning plants, except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

Date of Government Version: 08/27/2021
Date Data Arrived at EDR: 09/01/2021
Date Made Active in Reports: 11/19/2021
Number of Days to Update: 79

Source: Department of Toxic Substance Control
Telephone: 916-327-4498
Last EDR Contact: 02/07/2022
Next Scheduled EDR Contact: 06/13/2022
Data Release Frequency: Annually

EMI: Emissions Inventory Data

Toxics and criteria pollutant emissions data collected by the ARB and local air pollution agencies.

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 06/10/2021
Date Made Active in Reports: 08/27/2021
Number of Days to Update: 78

Source: California Air Resources Board
Telephone: 916-322-2990
Last EDR Contact: 12/17/2021
Next Scheduled EDR Contact: 03/28/2022
Data Release Frequency: Varies

ENF: Enforcement Action Listing

A listing of Water Board Enforcement Actions. Formal is everything except Oral/Verbal Communication, Notice of Violation, Expedited Payment Letter, and Staff Enforcement Letter.

Date of Government Version: 11/10/2021
Date Data Arrived at EDR: 11/11/2021
Date Made Active in Reports: 02/03/2022
Number of Days to Update: 84

Source: State Water Resources Control Board
Telephone: 916-445-9379
Last EDR Contact: 03/03/2022
Next Scheduled EDR Contact: 05/02/2022
Data Release Frequency: Varies

Financial Assurance 1: Financial Assurance Information Listing

Financial Assurance information

Date of Government Version: 10/05/2021
Date Data Arrived at EDR: 10/06/2021
Date Made Active in Reports: 12/29/2021
Number of Days to Update: 84

Source: Department of Toxic Substances Control
Telephone: 916-255-3628
Last EDR Contact: 01/13/2022
Next Scheduled EDR Contact: 05/02/2022
Data Release Frequency: Varies

Financial Assurance 2: Financial Assurance Information Listing

A listing of financial assurance information for solid waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 11/18/2021
Date Data Arrived at EDR: 11/19/2021
Date Made Active in Reports: 02/07/2022
Number of Days to Update: 80

Source: California Integrated Waste Management Board
Telephone: 916-341-6066
Last EDR Contact: 02/17/2022
Next Scheduled EDR Contact: 05/23/2022
Data Release Frequency: Varies

ICE: ICE

Contains data pertaining to the Permitted Facilities with Inspections / Enforcements sites tracked in Envirostor.

Date of Government Version: 11/15/2021
Date Data Arrived at EDR: 11/15/2021
Date Made Active in Reports: 02/03/2022
Number of Days to Update: 80

Source: Department of Toxic Substances Control
Telephone: 877-786-9427
Last EDR Contact: 02/15/2022
Next Scheduled EDR Contact: 05/30/2022
Data Release Frequency: Quarterly

HIST CORTESE: Hazardous Waste & Substance Site List

The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSTATES]. This listing is no longer updated by the state agency.

Date of Government Version: 04/01/2001
Date Data Arrived at EDR: 01/22/2009
Date Made Active in Reports: 04/08/2009
Number of Days to Update: 76

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/22/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

HWP: EnviroStor Permitted Facilities Listing

Detailed information on permitted hazardous waste facilities and corrective action ("cleanups") tracked in EnviroStor.

Date of Government Version: 11/15/2021
Date Data Arrived at EDR: 11/15/2021
Date Made Active in Reports: 02/03/2022
Number of Days to Update: 80

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 02/15/2022
Next Scheduled EDR Contact: 05/30/2022
Data Release Frequency: Quarterly

HWT: Registered Hazardous Waste Transporter Database

A listing of hazardous waste transporters. In California, unless specifically exempted, it is unlawful for any person to transport hazardous wastes unless the person holds a valid registration issued by DTSC. A hazardous waste transporter registration is valid for one year and is assigned a unique registration number.

Date of Government Version: 10/04/2021
Date Data Arrived at EDR: 10/05/2021
Date Made Active in Reports: 12/22/2021
Number of Days to Update: 78

Source: Department of Toxic Substances Control
Telephone: 916-440-7145
Last EDR Contact: 01/04/2022
Next Scheduled EDR Contact: 04/18/2022
Data Release Frequency: Quarterly

MINES: Mines Site Location Listing

A listing of mine site locations from the Office of Mine Reclamation.

Date of Government Version: 12/06/2021
Date Data Arrived at EDR: 12/07/2021
Date Made Active in Reports: 02/23/2022
Number of Days to Update: 78

Source: Department of Conservation
Telephone: 916-322-1080
Last EDR Contact: 03/08/2022
Next Scheduled EDR Contact: 06/20/2022
Data Release Frequency: Quarterly

MWMP: Medical Waste Management Program Listing

The Medical Waste Management Program (MWMP) ensures the proper handling and disposal of medical waste by permitting and inspecting medical waste Offsite Treatment Facilities (PDF) and Transfer Stations (PDF) throughout the state. MWMP also oversees all Medical Waste Transporters.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 11/18/2021
Date Data Arrived at EDR: 11/30/2021
Date Made Active in Reports: 02/17/2022
Number of Days to Update: 79

Source: Department of Public Health
Telephone: 916-558-1784
Last EDR Contact: 02/28/2022
Next Scheduled EDR Contact: 06/13/2022
Data Release Frequency: Varies

NPDES: NPDES Permits Listing

A listing of NPDES permits, including stormwater.

Date of Government Version: 11/09/2021
Date Data Arrived at EDR: 11/09/2021
Date Made Active in Reports: 01/27/2022
Number of Days to Update: 79

Source: State Water Resources Control Board
Telephone: 916-445-9379
Last EDR Contact: 02/08/2022
Next Scheduled EDR Contact: 05/23/2022
Data Release Frequency: Quarterly

PEST LIC: Pesticide Regulation Licenses Listing

A listing of licenses and certificates issued by the Department of Pesticide Regulation. The DPR issues licenses and/or certificates to: Persons and businesses that apply or sell pesticides; Pest control dealers and brokers; Persons who advise on agricultural pesticide applications.

Date of Government Version: 11/30/2021
Date Data Arrived at EDR: 11/30/2021
Date Made Active in Reports: 02/17/2022
Number of Days to Update: 79

Source: Department of Pesticide Regulation
Telephone: 916-445-4038
Last EDR Contact: 02/28/2022
Next Scheduled EDR Contact: 06/13/2022
Data Release Frequency: Quarterly

PROC: Certified Processors Database

A listing of certified processors.

Date of Government Version: 11/29/2021
Date Data Arrived at EDR: 11/29/2021
Date Made Active in Reports: 02/11/2022
Number of Days to Update: 74

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 03/08/2022
Next Scheduled EDR Contact: 06/20/2022
Data Release Frequency: Quarterly

NOTIFY 65: Proposition 65 Records

Listings of all Proposition 65 incidents reported to counties by the State Water Resources Control Board and the Regional Water Quality Control Board. This database is no longer updated by the reporting agency.

Date of Government Version: 12/13/2021
Date Data Arrived at EDR: 12/14/2021
Date Made Active in Reports: 03/03/2022
Number of Days to Update: 79

Source: State Water Resources Control Board
Telephone: 916-445-3846
Last EDR Contact: 03/09/2022
Next Scheduled EDR Contact: 06/26/2022
Data Release Frequency: No Update Planned

UIC: UIC Listing

A listing of wells identified as underground injection wells, in the California Oil and Gas Wells database.

Date of Government Version: 12/03/2021
Date Data Arrived at EDR: 12/07/2021
Date Made Active in Reports: 02/24/2022
Number of Days to Update: 79

Source: Department of Conservation
Telephone: 916-445-2408
Last EDR Contact: 03/08/2022
Next Scheduled EDR Contact: 06/20/2022
Data Release Frequency: Varies

UIC GEO: Underground Injection Control Sites (GEOTRACKER)

Underground control injection sites

Date of Government Version: 12/06/2021
Date Data Arrived at EDR: 12/07/2021
Date Made Active in Reports: 02/23/2022
Number of Days to Update: 78

Source: State Water Resource Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/08/2022
Next Scheduled EDR Contact: 06/20/2022
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

WASTEWATER PITS: Oil Wastewater Pits Listing

Water officials discovered that oil producers have been dumping chemical-laden wastewater into hundreds of unlined pits that are operating without proper permits. Inspections completed by the Central Valley Regional Water Quality Control Board revealed the existence of previously unidentified waste sites. The water boards review found that more than one-third of the region's active disposal pits are operating without permission.

Date of Government Version: 02/11/2021	Source: RWQCB, Central Valley Region
Date Data Arrived at EDR: 07/01/2021	Telephone: 559-445-5577
Date Made Active in Reports: 09/29/2021	Last EDR Contact: 01/07/2022
Number of Days to Update: 90	Next Scheduled EDR Contact: 04/18/2022
	Data Release Frequency: Varies

WDS: Waste Discharge System

Sites which have been issued waste discharge requirements.

Date of Government Version: 06/19/2007	Source: State Water Resources Control Board
Date Data Arrived at EDR: 06/20/2007	Telephone: 916-341-5227
Date Made Active in Reports: 06/29/2007	Last EDR Contact: 02/11/2022
Number of Days to Update: 9	Next Scheduled EDR Contact: 05/30/2022
	Data Release Frequency: No Update Planned

WIP: Well Investigation Program Case List

Well Investigation Program case in the San Gabriel and San Fernando Valley area.

Date of Government Version: 07/03/2009	Source: Los Angeles Water Quality Control Board
Date Data Arrived at EDR: 07/21/2009	Telephone: 213-576-6726
Date Made Active in Reports: 08/03/2009	Last EDR Contact: 03/16/2022
Number of Days to Update: 13	Next Scheduled EDR Contact: 07/04/2022
	Data Release Frequency: No Update Planned

MILITARY PRIV SITES: Military Privatized Sites (GEOTRACKER)

Military privatized sites

Date of Government Version: 12/06/2021	Source: State Water Resources Control Board
Date Data Arrived at EDR: 12/07/2021	Telephone: 866-480-1028
Date Made Active in Reports: 02/23/2022	Last EDR Contact: 03/08/2022
Number of Days to Update: 78	Next Scheduled EDR Contact: 06/20/2022
	Data Release Frequency: Varies

PROJECT: Project Sites (GEOTRACKER)

Projects sites

Date of Government Version: 12/06/2021	Source: State Water Resources Control Board
Date Data Arrived at EDR: 12/07/2021	Telephone: 866-480-1028
Date Made Active in Reports: 02/23/2022	Last EDR Contact: 03/08/2022
Number of Days to Update: 78	Next Scheduled EDR Contact: 06/20/2022
	Data Release Frequency: Varies

WDR: Waste Discharge Requirements Listing

In general, the Waste Discharge Requirements (WDRs) Program (sometimes also referred to as the "Non Chapter 15 (Non 15) Program") regulates point discharges that are exempt pursuant to Subsection 20090 of Title 27 and not subject to the Federal Water Pollution Control Act. Exemptions from Title 27 may be granted for nine categories of discharges (e.g., sewage, wastewater, etc.) that meet, and continue to meet, the preconditions listed for each specific exemption. The scope of the WDRs Program also includes the discharge of wastes classified as inert, pursuant to section 20230 of Title 27.

Date of Government Version: 12/06/2021	Source: State Water Resources Control Board
Date Data Arrived at EDR: 12/07/2021	Telephone: 916-341-5810
Date Made Active in Reports: 02/23/2022	Last EDR Contact: 03/08/2022
Number of Days to Update: 78	Next Scheduled EDR Contact: 06/20/2022
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CIWQS: California Integrated Water Quality System

The California Integrated Water Quality System (CIWQS) is a computer system used by the State and Regional Water Quality Control Boards to track information about places of environmental interest, manage permits and other orders, track inspections, and manage violations and enforcement activities.

Date of Government Version: 11/30/2021	Source: State Water Resources Control Board
Date Data Arrived at EDR: 11/30/2021	Telephone: 866-794-4977
Date Made Active in Reports: 02/16/2022	Last EDR Contact: 02/28/2022
Number of Days to Update: 78	Next Scheduled EDR Contact: 06/13/2022
	Data Release Frequency: Varies

CERS: CalEPA Regulated Site Portal Data

The CalEPA Regulated Site Portal database combines data about environmentally regulated sites and facilities in California into a single database. It combines data from a variety of state and federal databases, and provides an overview of regulated activities across the spectrum of environmental programs for any given location in California. These activities include hazardous materials and waste, state and federal cleanups, impacted ground and surface waters, and toxic materials

Date of Government Version: 10/18/2021	Source: California Environmental Protection Agency
Date Data Arrived at EDR: 10/19/2021	Telephone: 916-323-2514
Date Made Active in Reports: 01/12/2022	Last EDR Contact: 01/19/2022
Number of Days to Update: 85	Next Scheduled EDR Contact: 05/02/2022
	Data Release Frequency: Varies

NON-CASE INFO: Non-Case Information Sites (GEOTRACKER)

Non-Case Information sites

Date of Government Version: 12/06/2021	Source: State Water Resources Control Board
Date Data Arrived at EDR: 12/07/2021	Telephone: 866-480-1028
Date Made Active in Reports: 02/23/2022	Last EDR Contact: 03/08/2022
Number of Days to Update: 78	Next Scheduled EDR Contact: 06/20/2022
	Data Release Frequency: Varies

OTHER OIL GAS: Other Oil & Gas Projects Sites (GEOTRACKER)

Other Oil & Gas Projects sites

Date of Government Version: 12/06/2021	Source: State Water Resources Control Board
Date Data Arrived at EDR: 12/07/2021	Telephone: 866-480-1028
Date Made Active in Reports: 02/23/2022	Last EDR Contact: 03/08/2022
Number of Days to Update: 78	Next Scheduled EDR Contact: 06/20/2022
	Data Release Frequency: Varies

PROD WATER PONDS: Produced Water Ponds Sites (GEOTRACKER)

Produced water ponds sites

Date of Government Version: 12/06/2021	Source: State Water Resources Control Board
Date Data Arrived at EDR: 12/07/2021	Telephone: 866-480-1028
Date Made Active in Reports: 02/23/2022	Last EDR Contact: 03/08/2022
Number of Days to Update: 78	Next Scheduled EDR Contact: 06/20/2022
	Data Release Frequency: Varies

SAMPLING POINT: Sampling Point ? Public Sites (GEOTRACKER)

Sampling point - public sites

Date of Government Version: 12/06/2021	Source: State Water Resources Control Board
Date Data Arrived at EDR: 12/07/2021	Telephone: 866-480-1028
Date Made Active in Reports: 02/23/2022	Last EDR Contact: 03/08/2022
Number of Days to Update: 78	Next Scheduled EDR Contact: 06/20/2022
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

WELL STIM PROJ: Well Stimulation Project (GEOTRACKER)

Includes areas of groundwater monitoring plans, a depiction of the monitoring network, and the facilities, boundaries, and subsurface characteristics of the oilfield and the features (oil and gas wells, produced water ponds, UIC wells, water supply wells, etc?) being monitored

Date of Government Version: 12/06/2021	Source: State Water Resources Control Board
Date Data Arrived at EDR: 12/07/2021	Telephone: 866-480-1028
Date Made Active in Reports: 02/23/2022	Last EDR Contact: 03/08/2022
Number of Days to Update: 78	Next Scheduled EDR Contact: 06/20/2022
	Data Release Frequency: Varies

HWTS: Hazardous Waste Tracking System

DTSC maintains the Hazardous Waste Tracking System that stores ID number information since the early 1980s and manifest data since 1993. The system collects both manifest copies from the generator and destination facility.

Date of Government Version: 07/13/2021	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 07/14/2021	Telephone: 916-324-2444
Date Made Active in Reports: 10/06/2021	Last EDR Contact: 01/28/2022
Number of Days to Update: 84	Next Scheduled EDR Contact: 04/18/2022
	Data Release Frequency: Varies

PCS ENF: Enforcement data

No description is available for this data

Date of Government Version: 12/31/2014	Source: EPA
Date Data Arrived at EDR: 02/05/2015	Telephone: 202-564-2497
Date Made Active in Reports: 03/06/2015	Last EDR Contact: 12/29/2021
Number of Days to Update: 29	Next Scheduled EDR Contact: 04/18/2022
	Data Release Frequency: Varies

PCS: Permit Compliance System

PCS is a computerized management information system that contains data on National Pollutant Discharge Elimination System (NPDES) permit holding facilities. PCS tracks the permit, compliance, and enforcement status of NPDES facilities.

Date of Government Version: 07/14/2011	Source: EPA, Office of Water
Date Data Arrived at EDR: 08/05/2011	Telephone: 202-564-2496
Date Made Active in Reports: 09/29/2011	Last EDR Contact: 12/29/2021
Number of Days to Update: 55	Next Scheduled EDR Contact: 04/18/2022
	Data Release Frequency: Semi-Annually

PCS INACTIVE: Listing of Inactive PCS Permits

An inactive permit is a facility that has shut down or is no longer discharging.

Date of Government Version: 11/05/2014	Source: EPA
Date Data Arrived at EDR: 01/06/2015	Telephone: 202-564-2496
Date Made Active in Reports: 05/06/2015	Last EDR Contact: 12/29/2021
Number of Days to Update: 120	Next Scheduled EDR Contact: 04/18/2022
	Data Release Frequency: Semi-Annually

MINES MRDS: Mineral Resources Data System

Mineral Resources Data System

Date of Government Version: 04/06/2018	Source: USGS
Date Data Arrived at EDR: 10/21/2019	Telephone: 703-648-6533
Date Made Active in Reports: 10/24/2019	Last EDR Contact: 02/24/2022
Number of Days to Update: 3	Next Scheduled EDR Contact: 06/06/2022
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historical Auto Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historical Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Resources Recycling and Recovery in California.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/13/2014
Number of Days to Update: 196

Source: Department of Resources Recycling and Recovery
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the State Water Resources Control Board in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/30/2013
Number of Days to Update: 182

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

COUNTY RECORDS

ALAMEDA COUNTY:

CS ALAMEDA: Contaminated Sites

A listing of contaminated sites overseen by the Toxic Release Program (oil and groundwater contamination from chemical releases and spills) and the Leaking Underground Storage Tank Program (soil and ground water contamination from leaking petroleum USTs).

Date of Government Version: 01/09/2019
Date Data Arrived at EDR: 01/11/2019
Date Made Active in Reports: 03/05/2019
Number of Days to Update: 53

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 12/28/2021
Next Scheduled EDR Contact: 04/18/2022
Data Release Frequency: Semi-Annually

UST ALAMEDA: Underground Tanks

Underground storage tank sites located in Alameda county.

Date of Government Version: 09/30/2021
Date Data Arrived at EDR: 10/01/2021
Date Made Active in Reports: 12/15/2021
Number of Days to Update: 75

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 12/28/2021
Next Scheduled EDR Contact: 04/18/2022
Data Release Frequency: Semi-Annually

AMADOR COUNTY:

CUPA AMADOR: CUPA Facility List

Cupa Facility List

Date of Government Version: 11/01/2021
Date Data Arrived at EDR: 11/02/2021
Date Made Active in Reports: 01/24/2022
Number of Days to Update: 83

Source: Amador County Environmental Health
Telephone: 209-223-6439
Last EDR Contact: 01/28/2022
Next Scheduled EDR Contact: 05/16/2022
Data Release Frequency: Varies

BUTTE COUNTY:

CUPA BUTTE: CUPA Facility Listing

Cupa facility list.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 04/21/2017
Date Data Arrived at EDR: 04/25/2017
Date Made Active in Reports: 08/09/2017
Number of Days to Update: 106

Source: Public Health Department
Telephone: 530-538-7149
Last EDR Contact: 12/28/2021
Next Scheduled EDR Contact: 04/18/2022
Data Release Frequency: No Update Planned

CALVERAS COUNTY:

CUPA CALVERAS: CUPA Facility Listing
Cupa Facility Listing

Date of Government Version: 09/15/2021
Date Data Arrived at EDR: 09/16/2021
Date Made Active in Reports: 12/09/2021
Number of Days to Update: 84

Source: Calveras County Environmental Health
Telephone: 209-754-6399
Last EDR Contact: 03/17/2022
Next Scheduled EDR Contact: 07/04/2022
Data Release Frequency: Quarterly

COLUSA COUNTY:

CUPA COLUSA: CUPA Facility List
Cupa facility list.

Date of Government Version: 04/06/2020
Date Data Arrived at EDR: 04/23/2020
Date Made Active in Reports: 07/10/2020
Number of Days to Update: 78

Source: Health & Human Services
Telephone: 530-458-0396
Last EDR Contact: 01/28/2022
Next Scheduled EDR Contact: 05/16/2022
Data Release Frequency: Semi-Annually

CONTRA COSTA COUNTY:

SL CONTRA COSTA: Site List

List includes sites from the underground tank, hazardous waste generator and business plan/2185 programs.

Date of Government Version: 10/22/2021
Date Data Arrived at EDR: 10/26/2021
Date Made Active in Reports: 01/19/2022
Number of Days to Update: 85

Source: Contra Costa Health Services Department
Telephone: 925-646-2286
Last EDR Contact: 01/24/2022
Next Scheduled EDR Contact: 05/09/2022
Data Release Frequency: Semi-Annually

DEL NORTE COUNTY:

CUPA DEL NORTE: CUPA Facility List
Cupa Facility list

Date of Government Version: 10/01/2021
Date Data Arrived at EDR: 11/02/2021
Date Made Active in Reports: 01/24/2022
Number of Days to Update: 83

Source: Del Norte County Environmental Health Division
Telephone: 707-465-0426
Last EDR Contact: 01/24/2022
Next Scheduled EDR Contact: 05/09/2022
Data Release Frequency: Varies

EL DORADO COUNTY:

CUPA EL DORADO: CUPA Facility List
CUPA facility list.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 11/30/2021
Date Data Arrived at EDR: 12/01/2021
Date Made Active in Reports: 02/16/2022
Number of Days to Update: 77

Source: El Dorado County Environmental Management Department
Telephone: 530-621-6623
Last EDR Contact: 02/07/2022
Next Scheduled EDR Contact: 05/09/2022
Data Release Frequency: Varies

FRESNO COUNTY:

CUPA FRESNO: CUPA Resources List

Certified Unified Program Agency. CUPA's are responsible for implementing a unified hazardous materials and hazardous waste management regulatory program. The agency provides oversight of businesses that deal with hazardous materials, operate underground storage tanks or aboveground storage tanks.

Date of Government Version: 06/28/2021
Date Data Arrived at EDR: 12/21/2021
Date Made Active in Reports: 03/03/2022
Number of Days to Update: 72

Source: Dept. of Community Health
Telephone: 559-445-3271
Last EDR Contact: 12/21/2021
Next Scheduled EDR Contact: 04/11/2022
Data Release Frequency: Semi-Annually

GLENN COUNTY:

CUPA GLENN: CUPA Facility List

Cupa facility list

Date of Government Version: 01/22/2018
Date Data Arrived at EDR: 01/24/2018
Date Made Active in Reports: 03/14/2018
Number of Days to Update: 49

Source: Glenn County Air Pollution Control District
Telephone: 830-934-6500
Last EDR Contact: 01/13/2022
Next Scheduled EDR Contact: 05/02/2022
Data Release Frequency: No Update Planned

HUMBOLDT COUNTY:

CUPA HUMBOLDT: CUPA Facility List

CUPA facility list.

Date of Government Version: 08/12/2021
Date Data Arrived at EDR: 08/12/2021
Date Made Active in Reports: 11/08/2021
Number of Days to Update: 88

Source: Humboldt County Environmental Health
Telephone: N/A
Last EDR Contact: 02/11/2022
Next Scheduled EDR Contact: 05/30/2022
Data Release Frequency: Semi-Annually

IMPERIAL COUNTY:

CUPA IMPERIAL: CUPA Facility List

Cupa facility list.

Date of Government Version: 10/18/2021
Date Data Arrived at EDR: 10/20/2021
Date Made Active in Reports: 01/12/2022
Number of Days to Update: 84

Source: San Diego Border Field Office
Telephone: 760-339-2777
Last EDR Contact: 01/13/2022
Next Scheduled EDR Contact: 05/02/2022
Data Release Frequency: Varies

INYO COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CUPA INYO: CUPA Facility List Cupa facility list.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/03/2018
Date Made Active in Reports: 06/14/2018
Number of Days to Update: 72

Source: Inyo County Environmental Health Services
Telephone: 760-878-0238
Last EDR Contact: 02/11/2022
Next Scheduled EDR Contact: 05/30/2022
Data Release Frequency: Varies

KERN COUNTY:

CUPA KERN: CUPA Facility List

A listing of sites included in the Kern County Hazardous Material Business Plan.

Date of Government Version: 11/10/2021
Date Data Arrived at EDR: 11/12/2021
Date Made Active in Reports: 02/02/2022
Number of Days to Update: 82

Source: Kern County Public Health
Telephone: 661-321-3000
Last EDR Contact: 01/28/2022
Next Scheduled EDR Contact: 05/16/2022
Data Release Frequency: Varies

UST KERN: Underground Storage Tank Sites & Tank Listing Kern County Sites and Tanks Listing.

Date of Government Version: 11/10/2021
Date Data Arrived at EDR: 11/12/2021
Date Made Active in Reports: 02/02/2022
Number of Days to Update: 82

Source: Kern County Environment Health Services Department
Telephone: 661-862-8700
Last EDR Contact: 01/28/2022
Next Scheduled EDR Contact: 05/16/2022
Data Release Frequency: Quarterly

KINGS COUNTY:

CUPA KINGS: CUPA Facility List

A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 12/03/2020
Date Data Arrived at EDR: 01/26/2021
Date Made Active in Reports: 04/14/2021
Number of Days to Update: 78

Source: Kings County Department of Public Health
Telephone: 559-584-1411
Last EDR Contact: 03/10/2022
Next Scheduled EDR Contact: 05/30/2022
Data Release Frequency: Varies

LAKE COUNTY:

CUPA LAKE: CUPA Facility List Cupa facility list

Date of Government Version: 11/04/2021
Date Data Arrived at EDR: 11/05/2021
Date Made Active in Reports: 01/24/2022
Number of Days to Update: 80

Source: Lake County Environmental Health
Telephone: 707-263-1164
Last EDR Contact: 01/10/2022
Next Scheduled EDR Contact: 04/25/2022
Data Release Frequency: Varies

LASSEN COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CUPA LASSEN: CUPA Facility List Cupa facility list

Date of Government Version: 07/31/2020
Date Data Arrived at EDR: 08/21/2020
Date Made Active in Reports: 11/09/2020
Number of Days to Update: 80

Source: Lassen County Environmental Health
Telephone: 530-251-8528
Last EDR Contact: 03/10/2022
Next Scheduled EDR Contact: 05/02/2022
Data Release Frequency: Varies

LOS ANGELES COUNTY:

AOCONCERN: Key Areas of Concerns in Los Angeles County

San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office. Date of Government Version: 3/30/2009 Exide Site area is a cleanup plan of lead-impacted soil surrounding the former Exide Facility as designated by the DTSC. Date of Government Version: 7/17/2017

Date of Government Version: 03/30/2009
Date Data Arrived at EDR: 03/31/2009
Date Made Active in Reports: 10/23/2009
Number of Days to Update: 206

Source: N/A
Telephone: N/A
Last EDR Contact: 03/10/2022
Next Scheduled EDR Contact: 06/27/2022
Data Release Frequency: No Update Planned

HMS LOS ANGELES: HMS: Street Number List

Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 10/14/2021
Date Data Arrived at EDR: 10/19/2021
Date Made Active in Reports: 01/13/2022
Number of Days to Update: 86

Source: Department of Public Works
Telephone: 626-458-3517
Last EDR Contact: 01/13/2022
Next Scheduled EDR Contact: 04/18/2022
Data Release Frequency: Semi-Annually

LF LOS ANGELES: List of Solid Waste Facilities

Solid Waste Facilities in Los Angeles County.

Date of Government Version: 10/08/2021
Date Data Arrived at EDR: 10/08/2021
Date Made Active in Reports: 12/29/2021
Number of Days to Update: 82

Source: La County Department of Public Works
Telephone: 818-458-5185
Last EDR Contact: 01/11/2022
Next Scheduled EDR Contact: 04/25/2022
Data Release Frequency: Varies

LF LOS ANGELES CITY: City of Los Angeles Landfills

Landfills owned and maintained by the City of Los Angeles.

Date of Government Version: 01/01/2021
Date Data Arrived at EDR: 02/18/2021
Date Made Active in Reports: 05/10/2021
Number of Days to Update: 81

Source: Engineering & Construction Division
Telephone: 213-473-7869
Last EDR Contact: 01/07/2022
Next Scheduled EDR Contact: 04/25/2022
Data Release Frequency: Varies

LOS ANGELES AST: Active & Inactive AST Inventory

A listing of active & inactive above ground petroleum storage tank site locations, located in the City of Los Angeles.

Date of Government Version: 06/01/2019
Date Data Arrived at EDR: 06/25/2019
Date Made Active in Reports: 08/22/2019
Number of Days to Update: 58

Source: Los Angeles Fire Department
Telephone: 213-978-3800
Last EDR Contact: 12/16/2021
Next Scheduled EDR Contact: 04/04/2022
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

LOS ANGELES CO LF METHANE: Methane Producing Landfills

This data was created on April 30, 2012 to represent known disposal sites in Los Angeles County that may produce and emanate methane gas. The shapefile contains disposal sites within Los Angeles County that once accepted degradable refuse material. Information used to create this data was extracted from a landfill survey performed by County Engineers (Major Waste System Map, 1973) as well as historical records from CalRecycle, Regional Water Quality Control Board, and Los Angeles County Department of Public Health

Date of Government Version: 10/12/2021	Source: Los Angeles County Department of Public Works
Date Data Arrived at EDR: 10/13/2021	Telephone: 626-458-6973
Date Made Active in Reports: 01/04/2022	Last EDR Contact: 01/07/2022
Number of Days to Update: 83	Next Scheduled EDR Contact: 04/25/2022
	Data Release Frequency: No Update Planned

LOS ANGELES HM: Active & Inactive Hazardous Materials Inventory

A listing of active & inactive hazardous materials facility locations, located in the City of Los Angeles.

Date of Government Version: 04/19/2021	Source: Los Angeles Fire Department
Date Data Arrived at EDR: 06/17/2021	Telephone: 213-978-3800
Date Made Active in Reports: 06/28/2021	Last EDR Contact: 12/17/2021
Number of Days to Update: 11	Next Scheduled EDR Contact: 04/04/2022
	Data Release Frequency: Varies

LOS ANGELES UST: Active & Inactive UST Inventory

A listing of active & inactive underground storage tank site locations and underground storage tank historical sites, located in the City of Los Angeles.

Date of Government Version: 04/19/2021	Source: Los Angeles Fire Department
Date Data Arrived at EDR: 06/17/2021	Telephone: 213-978-3800
Date Made Active in Reports: 09/14/2021	Last EDR Contact: 12/17/2021
Number of Days to Update: 89	Next Scheduled EDR Contact: 04/04/2022
	Data Release Frequency: Varies

SITE MIT LOS ANGELES: Site Mitigation List

Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 05/26/2021	Source: Community Health Services
Date Data Arrived at EDR: 07/09/2021	Telephone: 323-890-7806
Date Made Active in Reports: 09/29/2021	Last EDR Contact: 01/13/2022
Number of Days to Update: 82	Next Scheduled EDR Contact: 04/24/2022
	Data Release Frequency: Annually

UST EL SEGUNDO: City of El Segundo Underground Storage Tank

Underground storage tank sites located in El Segundo city.

Date of Government Version: 01/21/2017	Source: City of El Segundo Fire Department
Date Data Arrived at EDR: 04/19/2017	Telephone: 310-524-2236
Date Made Active in Reports: 05/10/2017	Last EDR Contact: 01/07/2022
Number of Days to Update: 21	Next Scheduled EDR Contact: 04/25/2022
	Data Release Frequency: No Update Planned

UST LONG BEACH: City of Long Beach Underground Storage Tank

Underground storage tank sites located in the city of Long Beach.

Date of Government Version: 04/22/2019	Source: City of Long Beach Fire Department
Date Data Arrived at EDR: 04/23/2019	Telephone: 562-570-2563
Date Made Active in Reports: 06/27/2019	Last EDR Contact: 01/13/2022
Number of Days to Update: 65	Next Scheduled EDR Contact: 05/02/2022
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

UST TORRANCE: City of Torrance Underground Storage Tank
Underground storage tank sites located in the city of Torrance.

Date of Government Version: 02/02/2021	Source: City of Torrance Fire Department
Date Data Arrived at EDR: 04/28/2021	Telephone: 310-618-2973
Date Made Active in Reports: 07/13/2021	Last EDR Contact: 01/13/2022
Number of Days to Update: 76	Next Scheduled EDR Contact: 05/02/2022
	Data Release Frequency: Semi-Annually

MADERA COUNTY:

CUPA MADERA: CUPA Facility List

A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 08/10/2020	Source: Madera County Environmental Health
Date Data Arrived at EDR: 08/12/2020	Telephone: 559-675-7823
Date Made Active in Reports: 10/23/2020	Last EDR Contact: 02/11/2022
Number of Days to Update: 72	Next Scheduled EDR Contact: 05/30/2022
	Data Release Frequency: Varies

MARIN COUNTY:

UST MARIN: Underground Storage Tank Sites
Currently permitted USTs in Marin County.

Date of Government Version: 09/26/2018	Source: Public Works Department Waste Management
Date Data Arrived at EDR: 10/04/2018	Telephone: 415-473-6647
Date Made Active in Reports: 11/02/2018	Last EDR Contact: 12/20/2021
Number of Days to Update: 29	Next Scheduled EDR Contact: 04/11/2022
	Data Release Frequency: Semi-Annually

MENDOCINO COUNTY:

UST MENDOCINO: Mendocino County UST Database
A listing of underground storage tank locations in Mendocino County.

Date of Government Version: 09/22/2021	Source: Department of Public Health
Date Data Arrived at EDR: 11/18/2021	Telephone: 707-463-4466
Date Made Active in Reports: 11/22/2021	Last EDR Contact: 02/17/2022
Number of Days to Update: 4	Next Scheduled EDR Contact: 06/06/2022
	Data Release Frequency: Annually

MERCED COUNTY:

CUPA MERCED: CUPA Facility List
CUPA facility list.

Date of Government Version: 11/24/2021	Source: Merced County Environmental Health
Date Data Arrived at EDR: 11/29/2021	Telephone: 209-381-1094
Date Made Active in Reports: 02/11/2022	Last EDR Contact: 02/11/2022
Number of Days to Update: 74	Next Scheduled EDR Contact: 05/30/2022
	Data Release Frequency: Varies

MONO COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CUPA MONO: CUPA Facility List CUPA Facility List

Date of Government Version: 02/22/2021
Date Data Arrived at EDR: 03/02/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 78

Source: Mono County Health Department
Telephone: 760-932-5580
Last EDR Contact: 03/17/2022
Next Scheduled EDR Contact: 06/06/2022
Data Release Frequency: Varies

MONTEREY COUNTY:

CUPA MONTEREY: CUPA Facility Listing

CUPA Program listing from the Environmental Health Division.

Date of Government Version: 10/04/2021
Date Data Arrived at EDR: 10/06/2021
Date Made Active in Reports: 12/29/2021
Number of Days to Update: 84

Source: Monterey County Health Department
Telephone: 831-796-1297
Last EDR Contact: 01/07/2022
Next Scheduled EDR Contact: 04/11/2022
Data Release Frequency: Varies

NAPA COUNTY:

LUST NAPA: Sites With Reported Contamination

A listing of leaking underground storage tank sites located in Napa county.

Date of Government Version: 01/09/2017
Date Data Arrived at EDR: 01/11/2017
Date Made Active in Reports: 03/02/2017
Number of Days to Update: 50

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 02/17/2022
Next Scheduled EDR Contact: 06/06/2022
Data Release Frequency: No Update Planned

UST NAPA: Closed and Operating Underground Storage Tank Sites

Underground storage tank sites located in Napa county.

Date of Government Version: 09/05/2019
Date Data Arrived at EDR: 09/09/2019
Date Made Active in Reports: 10/31/2019
Number of Days to Update: 52

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 02/17/2022
Next Scheduled EDR Contact: 06/06/2022
Data Release Frequency: No Update Planned

NEVADA COUNTY:

CUPA NEVADA: CUPA Facility List

CUPA facility list.

Date of Government Version: 10/26/2021
Date Data Arrived at EDR: 10/27/2021
Date Made Active in Reports: 01/20/2022
Number of Days to Update: 85

Source: Community Development Agency
Telephone: 530-265-1467
Last EDR Contact: 01/24/2022
Next Scheduled EDR Contact: 05/09/2022
Data Release Frequency: Varies

ORANGE COUNTY:

IND_SITE ORANGE: List of Industrial Site Cleanups

Petroleum and non-petroleum spills.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/08/2021
Date Data Arrived at EDR: 11/04/2021
Date Made Active in Reports: 01/24/2022
Number of Days to Update: 81

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 01/31/2022
Next Scheduled EDR Contact: 05/16/2022
Data Release Frequency: Annually

LUST ORANGE: List of Underground Storage Tank Cleanups
Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 10/08/2021
Date Data Arrived at EDR: 11/02/2021
Date Made Active in Reports: 01/24/2022
Number of Days to Update: 83

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 01/31/2022
Next Scheduled EDR Contact: 05/16/2022
Data Release Frequency: Quarterly

UST ORANGE: List of Underground Storage Tank Facilities
Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 10/29/2021
Date Data Arrived at EDR: 10/29/2021
Date Made Active in Reports: 01/20/2022
Number of Days to Update: 83

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 10/29/2021
Next Scheduled EDR Contact: 05/16/2022
Data Release Frequency: Quarterly

PLACER COUNTY:

MS PLACER: Master List of Facilities

List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 12/01/2021
Date Data Arrived at EDR: 12/02/2021
Date Made Active in Reports: 02/25/2022
Number of Days to Update: 85

Source: Placer County Health and Human Services
Telephone: 530-745-2363
Last EDR Contact: 02/24/2022
Next Scheduled EDR Contact: 06/13/2022
Data Release Frequency: Semi-Annually

PLUMAS COUNTY:

CUPA PLUMAS: CUPA Facility List

Plumas County CUPA Program facilities.

Date of Government Version: 03/31/2019
Date Data Arrived at EDR: 04/23/2019
Date Made Active in Reports: 06/26/2019
Number of Days to Update: 64

Source: Plumas County Environmental Health
Telephone: 530-283-6355
Last EDR Contact: 01/13/2022
Next Scheduled EDR Contact: 05/02/2022
Data Release Frequency: Varies

RIVERSIDE COUNTY:

LUST RIVERSIDE: Listing of Underground Tank Cleanup Sites
Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 09/29/2021
Date Data Arrived at EDR: 09/30/2021
Date Made Active in Reports: 12/14/2021
Number of Days to Update: 75

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 03/14/2022
Next Scheduled EDR Contact: 06/27/2022
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

UST RIVERSIDE: Underground Storage Tank Tank List

Underground storage tank sites located in Riverside county.

Date of Government Version: 09/29/2021
Date Data Arrived at EDR: 09/30/2021
Date Made Active in Reports: 12/15/2021
Number of Days to Update: 76

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 03/14/2022
Next Scheduled EDR Contact: 06/27/2022
Data Release Frequency: Quarterly

SACRAMENTO COUNTY:

CS SACRAMENTO: Toxic Site Clean-Up List

List of sites where unauthorized releases of potentially hazardous materials have occurred.

Date of Government Version: 06/18/2021
Date Data Arrived at EDR: 09/28/2021
Date Made Active in Reports: 12/14/2021
Number of Days to Update: 77

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 12/29/2021
Next Scheduled EDR Contact: 04/11/2022
Data Release Frequency: Quarterly

ML SACRAMENTO: Master Hazardous Materials Facility List

Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 08/02/2021
Date Data Arrived at EDR: 08/04/2021
Date Made Active in Reports: 11/02/2021
Number of Days to Update: 90

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 12/29/2021
Next Scheduled EDR Contact: 04/11/2022
Data Release Frequency: Quarterly

SAN BENITO COUNTY:

CUPA SAN BENITO: CUPA Facility List

Cupa facility list

Date of Government Version: 11/04/2021
Date Data Arrived at EDR: 11/05/2021
Date Made Active in Reports: 01/24/2022
Number of Days to Update: 80

Source: San Benito County Environmental Health
Telephone: N/A
Last EDR Contact: 01/28/2022
Next Scheduled EDR Contact: 05/16/2022
Data Release Frequency: Varies

SAN BERNARDINO COUNTY:

PERMITS SAN BERNARDINO: Hazardous Material Permits

This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

Date of Government Version: 12/01/2021
Date Data Arrived at EDR: 12/02/2021
Date Made Active in Reports: 02/17/2022
Number of Days to Update: 77

Source: San Bernardino County Fire Department Hazardous Materials Division
Telephone: 909-387-3041
Last EDR Contact: 01/31/2022
Next Scheduled EDR Contact: 05/16/2022
Data Release Frequency: Quarterly

SAN DIEGO COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

HMMD SAN DIEGO: Hazardous Materials Management Division Database

The database includes: HE58 - This report contains the business name, site address, business phone number, establishment 'H' permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

Date of Government Version: 11/30/2021
Date Data Arrived at EDR: 11/30/2021
Date Made Active in Reports: 02/16/2022
Number of Days to Update: 78

Source: Hazardous Materials Management Division
Telephone: 619-338-2268
Last EDR Contact: 02/28/2022
Next Scheduled EDR Contact: 06/13/2022
Data Release Frequency: Quarterly

LF SAN DIEGO: Solid Waste Facilities

San Diego County Solid Waste Facilities.

Date of Government Version: 10/01/2020
Date Data Arrived at EDR: 11/23/2020
Date Made Active in Reports: 02/08/2021
Number of Days to Update: 77

Source: Department of Health Services
Telephone: 619-338-2209
Last EDR Contact: 02/25/2022
Next Scheduled EDR Contact: 05/02/2022
Data Release Frequency: Varies

SAN DIEGO CO LOP: Local Oversight Program Listing

A listing of all LOP release sites that are or were under the County of San Diego's jurisdiction. Included are closed or transferred cases, open cases, and cases that did not have a case type indicated. The cases without a case type are mostly complaints; however, some of them could be LOP cases.

Date of Government Version: 07/22/2021
Date Data Arrived at EDR: 10/19/2021
Date Made Active in Reports: 01/13/2022
Number of Days to Update: 86

Source: Department of Environmental Health
Telephone: 858-505-6874
Last EDR Contact: 01/13/2022
Next Scheduled EDR Contact: 05/02/2022
Data Release Frequency: Varies

SAN DIEGO CO SAM: Environmental Case Listing

The listing contains all underground tank release cases and projects pertaining to properties contaminated with hazardous substances that are actively under review by the Site Assessment and Mitigation Program.

Date of Government Version: 03/23/2010
Date Data Arrived at EDR: 06/15/2010
Date Made Active in Reports: 07/09/2010
Number of Days to Update: 24

Source: San Diego County Department of Environmental Health
Telephone: 619-338-2371
Last EDR Contact: 02/24/2022
Next Scheduled EDR Contact: 06/13/2022
Data Release Frequency: No Update Planned

SAN FRANCISCO COUNTY:

CUPA SAN FRANCISCO CO: CUPA Facility Listing

Cupa facilities

Date of Government Version: 02/03/2022
Date Data Arrived at EDR: 02/04/2022
Date Made Active in Reports: 02/11/2022
Number of Days to Update: 7

Source: San Francisco County Department of Environmental Health
Telephone: 415-252-3896
Last EDR Contact: 01/28/2022
Next Scheduled EDR Contact: 05/16/2022
Data Release Frequency: Varies

LUST SAN FRANCISCO: Local Oversight Facilities

A listing of leaking underground storage tank sites located in San Francisco county.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 09/19/2008
Date Data Arrived at EDR: 09/19/2008
Date Made Active in Reports: 09/29/2008
Number of Days to Update: 10

Source: Department Of Public Health San Francisco County
Telephone: 415-252-3920
Last EDR Contact: 01/28/2022
Next Scheduled EDR Contact: 05/16/2022
Data Release Frequency: No Update Planned

UST SAN FRANCISCO: Underground Storage Tank Information

Underground storage tank sites located in San Francisco county.

Date of Government Version: 11/10/2021
Date Data Arrived at EDR: 11/11/2021
Date Made Active in Reports: 02/02/2022
Number of Days to Update: 83

Source: Department of Public Health
Telephone: 415-252-3920
Last EDR Contact: 01/28/2022
Next Scheduled EDR Contact: 05/16/2022
Data Release Frequency: Quarterly

SAN JOAQUIN COUNTY:

UST SAN JOAQUIN: San Joaquin Co. UST

A listing of underground storage tank locations in San Joaquin county.

Date of Government Version: 06/22/2018
Date Data Arrived at EDR: 06/26/2018
Date Made Active in Reports: 07/11/2018
Number of Days to Update: 15

Source: Environmental Health Department
Telephone: N/A
Last EDR Contact: 03/10/2022
Next Scheduled EDR Contact: 06/27/2022
Data Release Frequency: Semi-Annually

SAN LUIS OBISPO COUNTY:

CUPA SAN LUIS OBISPO: CUPA Facility List

Cupa Facility List.

Date of Government Version: 11/15/2021
Date Data Arrived at EDR: 11/16/2021
Date Made Active in Reports: 02/03/2022
Number of Days to Update: 79

Source: San Luis Obispo County Public Health Department
Telephone: 805-781-5596
Last EDR Contact: 02/11/2022
Next Scheduled EDR Contact: 05/23/2022
Data Release Frequency: Varies

SAN MATEO COUNTY:

BI SAN MATEO: Business Inventory

List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 02/20/2020
Date Data Arrived at EDR: 02/20/2020
Date Made Active in Reports: 04/24/2020
Number of Days to Update: 64

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 03/11/2022
Next Scheduled EDR Contact: 06/20/2022
Data Release Frequency: Annually

LUST SAN MATEO: Fuel Leak List

A listing of leaking underground storage tank sites located in San Mateo county.

Date of Government Version: 03/29/2019
Date Data Arrived at EDR: 03/29/2019
Date Made Active in Reports: 05/29/2019
Number of Days to Update: 61

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 03/02/2022
Next Scheduled EDR Contact: 06/20/2022
Data Release Frequency: Semi-Annually

SANTA BARBARA COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CUPA SANTA BARBARA: CUPA Facility Listing

CUPA Program Listing from the Environmental Health Services division.

Date of Government Version: 09/08/2011
Date Data Arrived at EDR: 09/09/2011
Date Made Active in Reports: 10/07/2011
Number of Days to Update: 28

Source: Santa Barbara County Public Health Department
Telephone: 805-686-8167
Last EDR Contact: 02/11/2022
Next Scheduled EDR Contact: 05/30/2022
Data Release Frequency: No Update Planned

SANTA CLARA COUNTY:

CUPA SANTA CLARA: Cupa Facility List

Cupa facility list

Date of Government Version: 11/19/2021
Date Data Arrived at EDR: 11/22/2021
Date Made Active in Reports: 02/07/2022
Number of Days to Update: 77

Source: Department of Environmental Health
Telephone: 408-918-1973
Last EDR Contact: 02/11/2022
Next Scheduled EDR Contact: 05/30/2022
Data Release Frequency: Varies

HIST LUST SANTA CLARA: HIST LUST - Fuel Leak Site Activity Report

A listing of open and closed leaking underground storage tanks. This listing is no longer updated by the county. Leaking underground storage tanks are now handled by the Department of Environmental Health.

Date of Government Version: 03/29/2005
Date Data Arrived at EDR: 03/30/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 22

Source: Santa Clara Valley Water District
Telephone: 408-265-2600
Last EDR Contact: 03/23/2009
Next Scheduled EDR Contact: 06/22/2009
Data Release Frequency: No Update Planned

LUST SANTA CLARA: LOP Listing

A listing of leaking underground storage tanks located in Santa Clara county.

Date of Government Version: 03/03/2014
Date Data Arrived at EDR: 03/05/2014
Date Made Active in Reports: 03/18/2014
Number of Days to Update: 13

Source: Department of Environmental Health
Telephone: 408-918-3417
Last EDR Contact: 02/17/2022
Next Scheduled EDR Contact: 06/06/2022
Data Release Frequency: No Update Planned

SAN JOSE HAZMAT: Hazardous Material Facilities

Hazardous material facilities, including underground storage tank sites.

Date of Government Version: 11/03/2020
Date Data Arrived at EDR: 11/05/2020
Date Made Active in Reports: 01/26/2021
Number of Days to Update: 82

Source: City of San Jose Fire Department
Telephone: 408-535-7694
Last EDR Contact: 02/24/2022
Next Scheduled EDR Contact: 05/16/2022
Data Release Frequency: Annually

SANTA CRUZ COUNTY:

CUPA SANTA CRUZ: CUPA Facility List

CUPA facility listing.

Date of Government Version: 01/21/2017
Date Data Arrived at EDR: 02/22/2017
Date Made Active in Reports: 05/23/2017
Number of Days to Update: 90

Source: Santa Cruz County Environmental Health
Telephone: 831-464-2761
Last EDR Contact: 02/11/2022
Next Scheduled EDR Contact: 05/30/2022
Data Release Frequency: Varies

SHASTA COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CUPA SHASTA: CUPA Facility List Cupa Facility List.

Date of Government Version: 06/15/2017
Date Data Arrived at EDR: 06/19/2017
Date Made Active in Reports: 08/09/2017
Number of Days to Update: 51

Source: Shasta County Department of Resource Management
Telephone: 530-225-5789
Last EDR Contact: 02/11/2022
Next Scheduled EDR Contact: 05/30/2022
Data Release Frequency: Varies

SOLANO COUNTY:

LUST SOLANO: Leaking Underground Storage Tanks

A listing of leaking underground storage tank sites located in Solano county.

Date of Government Version: 06/04/2019
Date Data Arrived at EDR: 06/06/2019
Date Made Active in Reports: 08/13/2019
Number of Days to Update: 68

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 02/24/2022
Next Scheduled EDR Contact: 06/13/2022
Data Release Frequency: Quarterly

UST SOLANO: Underground Storage Tanks

Underground storage tank sites located in Solano county.

Date of Government Version: 09/15/2021
Date Data Arrived at EDR: 09/16/2021
Date Made Active in Reports: 12/09/2021
Number of Days to Update: 84

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 02/24/2022
Next Scheduled EDR Contact: 06/13/2022
Data Release Frequency: Quarterly

SONOMA COUNTY:

CUPA SONOMA: Cupa Facility List Cupa Facility list

Date of Government Version: 07/02/2021
Date Data Arrived at EDR: 07/06/2021
Date Made Active in Reports: 07/14/2021
Number of Days to Update: 8

Source: County of Sonoma Fire & Emergency Services Department
Telephone: 707-565-1174
Last EDR Contact: 03/16/2022
Next Scheduled EDR Contact: 07/04/2022
Data Release Frequency: Varies

LUST SONOMA: Leaking Underground Storage Tank Sites

A listing of leaking underground storage tank sites located in Sonoma county.

Date of Government Version: 06/30/2021
Date Data Arrived at EDR: 06/30/2021
Date Made Active in Reports: 09/24/2021
Number of Days to Update: 86

Source: Department of Health Services
Telephone: 707-565-6565
Last EDR Contact: 03/16/2022
Next Scheduled EDR Contact: 07/04/2022
Data Release Frequency: Quarterly

STANISLAUS COUNTY:

CUPA STANISLAUS: CUPA Facility List Cupa facility list

Date of Government Version: 11/09/2021
Date Data Arrived at EDR: 11/11/2021
Date Made Active in Reports: 02/02/2022
Number of Days to Update: 83

Source: Stanislaus County Department of Environmental Protection
Telephone: 209-525-6751
Last EDR Contact: 01/10/2022
Next Scheduled EDR Contact: 04/25/2022
Data Release Frequency: Varies

SUTTER COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

UST SUTTER: Underground Storage Tanks

Underground storage tank sites located in Sutter county.

Date of Government Version: 11/23/2021
Date Data Arrived at EDR: 11/29/2021
Date Made Active in Reports: 02/11/2022
Number of Days to Update: 74

Source: Sutter County Environmental Health Services
Telephone: 530-822-7500
Last EDR Contact: 02/24/2022
Next Scheduled EDR Contact: 06/13/2022
Data Release Frequency: Semi-Annually

TEHAMA COUNTY:

CUPA TEHAMA: CUPA Facility List

Cupa facilities

Date of Government Version: 01/13/2021
Date Data Arrived at EDR: 01/14/2021
Date Made Active in Reports: 04/06/2021
Number of Days to Update: 82

Source: Tehama County Department of Environmental Health
Telephone: 530-527-8020
Last EDR Contact: 03/08/2022
Next Scheduled EDR Contact: 05/16/2022
Data Release Frequency: Varies

TRINITY COUNTY:

CUPA TRINITY: CUPA Facility List

Cupa facility list

Date of Government Version: 10/18/2021
Date Data Arrived at EDR: 10/20/2021
Date Made Active in Reports: 01/13/2022
Number of Days to Update: 85

Source: Department of Toxic Substances Control
Telephone: 760-352-0381
Last EDR Contact: 01/13/2022
Next Scheduled EDR Contact: 05/02/2022
Data Release Frequency: Varies

TULARE COUNTY:

CUPA TULARE: CUPA Facility List

Cupa program facilities

Date of Government Version: 04/26/2021
Date Data Arrived at EDR: 04/28/2021
Date Made Active in Reports: 07/13/2021
Number of Days to Update: 76

Source: Tulare County Environmental Health Services Division
Telephone: 559-624-7400
Last EDR Contact: 01/28/2022
Next Scheduled EDR Contact: 05/16/2022
Data Release Frequency: Varies

TUOLUMNE COUNTY:

CUPA TUOLUMNE: CUPA Facility List

Cupa facility list

Date of Government Version: 04/23/2018
Date Data Arrived at EDR: 04/25/2018
Date Made Active in Reports: 06/25/2018
Number of Days to Update: 61

Source: Division of Environmental Health
Telephone: 209-533-5633
Last EDR Contact: 01/13/2022
Next Scheduled EDR Contact: 05/02/2022
Data Release Frequency: Varies

VENTURA COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

BWT VENTURA: Business Plan, Hazardous Waste Producers, and Operating Underground Tanks

The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

Date of Government Version: 09/29/2021	Source: Ventura County Environmental Health Division
Date Data Arrived at EDR: 10/26/2021	Telephone: 805-654-2813
Date Made Active in Reports: 01/13/2022	Last EDR Contact: 01/18/2022
Number of Days to Update: 79	Next Scheduled EDR Contact: 05/02/2022
	Data Release Frequency: Quarterly

LF VENTURA: Inventory of Illegal Abandoned and Inactive Sites

Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 12/01/2011	Source: Environmental Health Division
Date Data Arrived at EDR: 12/01/2011	Telephone: 805-654-2813
Date Made Active in Reports: 01/19/2012	Last EDR Contact: 12/20/2021
Number of Days to Update: 49	Next Scheduled EDR Contact: 04/11/2022
	Data Release Frequency: No Update Planned

LUST VENTURA: Listing of Underground Tank Cleanup Sites

Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 05/29/2008	Source: Environmental Health Division
Date Data Arrived at EDR: 06/24/2008	Telephone: 805-654-2813
Date Made Active in Reports: 07/31/2008	Last EDR Contact: 02/07/2022
Number of Days to Update: 37	Next Scheduled EDR Contact: 05/23/2022
	Data Release Frequency: No Update Planned

MED WASTE VENTURA: Medical Waste Program List

To protect public health and safety and the environment from potential exposure to disease causing agents, the Environmental Health Division Medical Waste Program regulates the generation, handling, storage, treatment and disposal of medical waste throughout the County.

Date of Government Version: 09/29/2021	Source: Ventura County Resource Management Agency
Date Data Arrived at EDR: 10/21/2021	Telephone: 805-654-2813
Date Made Active in Reports: 01/13/2022	Last EDR Contact: 01/18/2022
Number of Days to Update: 84	Next Scheduled EDR Contact: 05/02/2022
	Data Release Frequency: Quarterly

UST VENTURA: Underground Tank Closed Sites List

Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 11/29/2021	Source: Environmental Health Division
Date Data Arrived at EDR: 12/07/2021	Telephone: 805-654-2813
Date Made Active in Reports: 02/24/2022	Last EDR Contact: 03/08/2022
Number of Days to Update: 79	Next Scheduled EDR Contact: 06/20/2022
	Data Release Frequency: Quarterly

YOLO COUNTY:

UST YOLO: Underground Storage Tank Comprehensive Facility Report

Underground storage tank sites located in Yolo county.

Date of Government Version: 09/23/2021	Source: Yolo County Department of Health
Date Data Arrived at EDR: 09/28/2021	Telephone: 530-666-8646
Date Made Active in Reports: 12/15/2021	Last EDR Contact: 12/20/2021
Number of Days to Update: 38	Next Scheduled EDR Contact: 04/11/2022
	Data Release Frequency: Annually

YUBA COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CUPA YUBA: CUPA Facility List

CUPA facility listing for Yuba County.

Date of Government Version: 10/26/2021
Date Data Arrived at EDR: 10/27/2021
Date Made Active in Reports: 01/20/2022
Number of Days to Update: 85

Source: Yuba County Environmental Health Department
Telephone: 530-749-7523
Last EDR Contact: 01/24/2022
Next Scheduled EDR Contact: 05/09/2022
Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data

Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 11/11/2021
Date Data Arrived at EDR: 11/12/2021
Date Made Active in Reports: 02/01/2022
Number of Days to Update: 81

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 02/11/2022
Next Scheduled EDR Contact: 05/23/2022
Data Release Frequency: No Update Planned

NJ MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 04/10/2019
Date Made Active in Reports: 05/16/2019
Number of Days to Update: 36

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 01/07/2022
Next Scheduled EDR Contact: 04/18/2022
Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 01/01/2019
Date Data Arrived at EDR: 10/29/2021
Date Made Active in Reports: 01/19/2022
Number of Days to Update: 82

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 01/28/2022
Next Scheduled EDR Contact: 05/09/2022
Data Release Frequency: Quarterly

PA MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 06/30/2018
Date Data Arrived at EDR: 07/19/2019
Date Made Active in Reports: 09/10/2019
Number of Days to Update: 53

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 01/10/2022
Next Scheduled EDR Contact: 04/25/2022
Data Release Frequency: Annually

RI MANIFEST: Manifest information

Hazardous waste manifest information

Date of Government Version: 12/31/2020
Date Data Arrived at EDR: 11/30/2021
Date Made Active in Reports: 02/18/2022
Number of Days to Update: 80

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 02/14/2022
Next Scheduled EDR Contact: 05/30/2022
Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

WI MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 05/31/2018
Date Data Arrived at EDR: 06/19/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 76

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 03/02/2022
Next Scheduled EDR Contact: 06/20/2022
Data Release Frequency: Annually

Oil/Gas Pipelines

Source: Endeavor Business Media

Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by Endeavor Business Media. This information is provided on a best effort basis and Endeavor Business Media does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of Endeavor Business Media.

Electric Power Transmission Line Data

Source: Endeavor Business Media

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Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:

Source: American Hospital Association, Inc.

Telephone: 312-280-5991

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services

Telephone: 410-786-3000

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes

Source: National Institutes of Health

Telephone: 301-594-6248

Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Licensed Facilities

Source: Department of Social Services

Telephone: 916-657-4041

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Department of Fish and Wildlife
Telephone: 916-445-0411

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

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GEOCHECK® - PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

WILD OAK
2043 WEST PLEASANT AVENUE
TULARE, CA 93274

TARGET PROPERTY COORDINATES

Latitude (North): 36.216319 - 36° 12' 58.75"
Longitude (West): 119.375716 - 119° 22' 32.58"
Universal Transverse Mercator: Zone 11
UTM X (Meters): 286444.9
UTM Y (Meters): 4010357.5
Elevation: 281 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map: 12012211 PAIGE, CA
Version Date: 2018

Northeast Map: 12012261 VISALIA, CA
Version Date: 2018

Southeast Map: 12012255 TULARE, CA
Version Date: 2018

Northwest Map: 12012173 GOSHEN, CA
Version Date: 2018

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

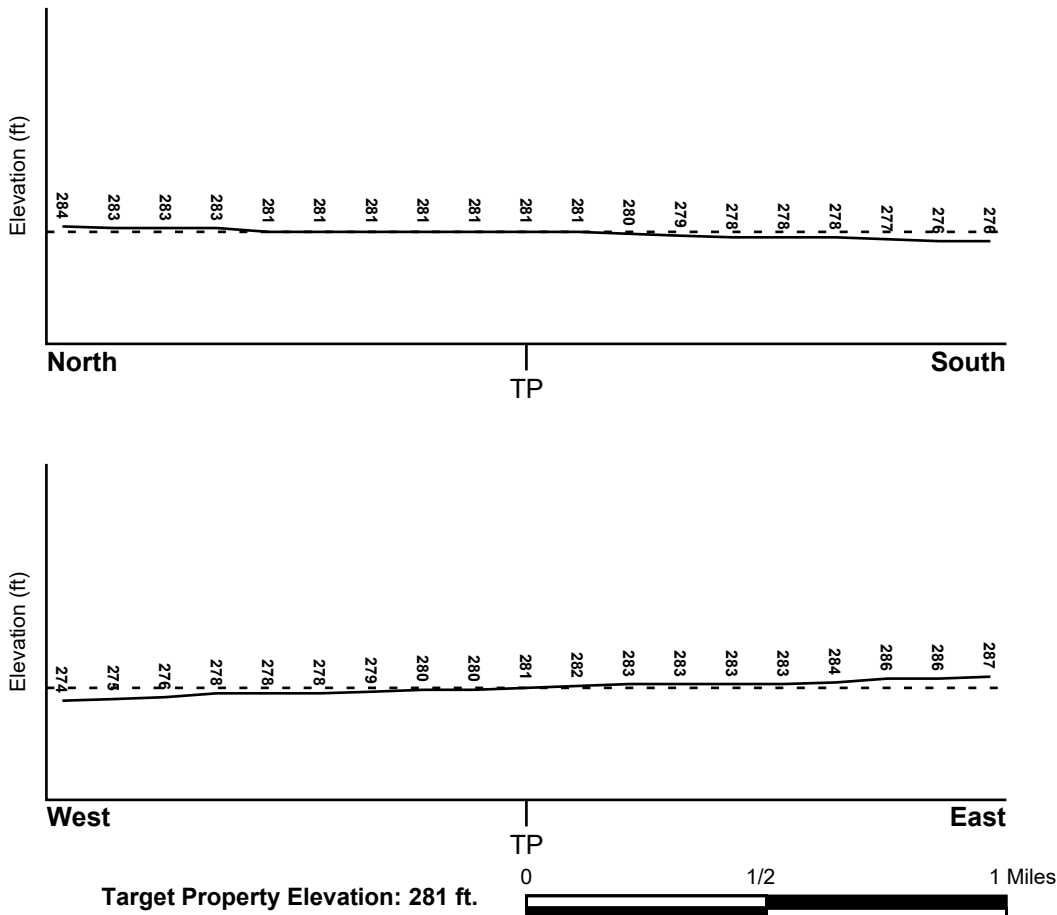
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General WSW

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

<u>Flood Plain Panel at Target Property</u>	<u>FEMA Source Type</u>
06107C1250E	FEMA FIRM Flood data
<u>Additional Panels in search area:</u>	<u>FEMA Source Type</u>
06107C1275E	FEMA FIRM Flood data

NATIONAL WETLAND INVENTORY

<u>NWI Quad at Target Property</u>	<u>NWI Electronic Data Coverage</u>
TULARE	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

Search Radius:	1.25 miles
Status:	Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

<u>MAP ID</u>	<u>LOCATION FROM TP</u>	<u>GENERAL DIRECTION GROUNDWATER FLOW</u>
Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

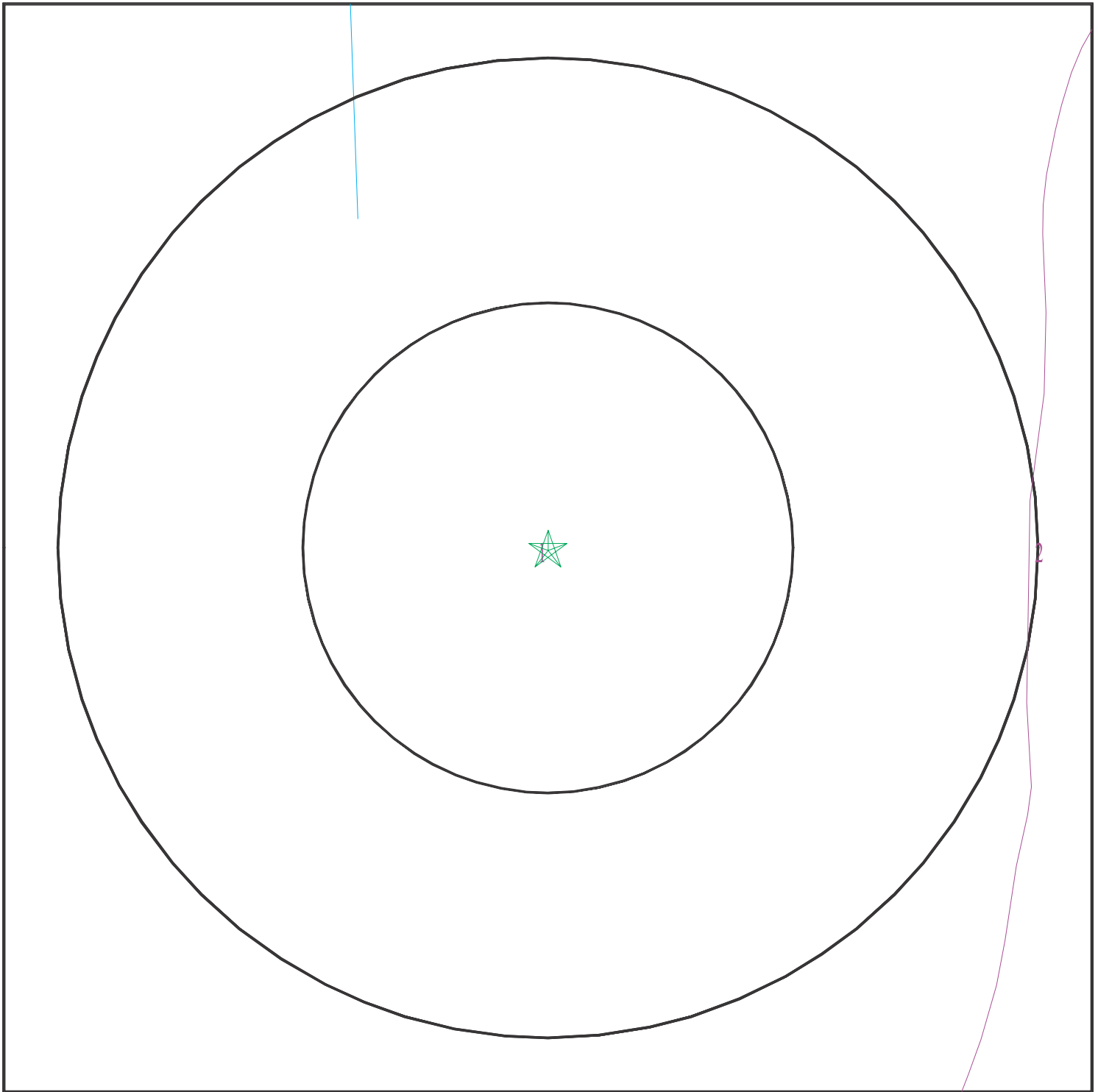
Era:	Cenozoic
System:	Quaternary
Series:	Quaternary
Code:	Q (<i>decoded above as Era, System & Series</i>)

GEOLOGIC AGE IDENTIFICATION

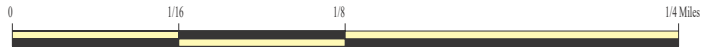
Category: Stratified Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

SSURGO SOIL MAP - 6905243.2s



- ★ Target Property
- ∩ SSURGO Soil
- ∩ Water



SITE NAME: Wild Oak
ADDRESS: 2043 West Pleasant Avenue
Tulare CA 93274
LAT/LONG: 36.216319 / 119.375716

CLIENT: Brown & Caldwell Consultants
CONTACT: Caroline Robinson
INQUIRY #: 6905243.2s
DATE: March 18, 2022 8:10 pm

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: Nord

Soil Surface Texture: fine sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	11 inches	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14.11 Min: 4.23	Max: 8.4 Min: 6.6
2	11 inches	38 inches	stratified sandy loam to loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14.11 Min: 4.23	Max: 8.4 Min: 6.6
3	38 inches	50 inches	stratified loamy coarse sand to coarse sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14.11 Min: 4.23	Max: 8.4 Min: 6.6

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
4	50 inches	72 inches	stratified sandy loam to silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14.11 Min: 4.23	Max: 8.4 Min: 6.6

Soil Map ID: 2

Soil Component Name: Colpien

Soil Surface Texture: loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Moderately well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	5 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42.34 Min: 1.41	Max: 8.4 Min: 6.6
2	5 inches	24 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42.34 Min: 1.41	Max: 8.4 Min: 6.6

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
3	24 inches	59 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42.34 Min: 1.41	Max: 8.4 Min: 6.6
4	59 inches	64 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42.34 Min: 1.41	Max: 8.4 Min: 6.6

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
E15	USGS40000170961	1/2 - 1 Mile North
18	USGS40000170755	1/2 - 1 Mile SSW
19	USGS40000168273	1/2 - 1 Mile NE
20	USGS40000170832	1/2 - 1 Mile WSW

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No PWS System Found		

Note: PWS System location is not always the same as well location.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

STATE DATABASE WELL INFORMATION

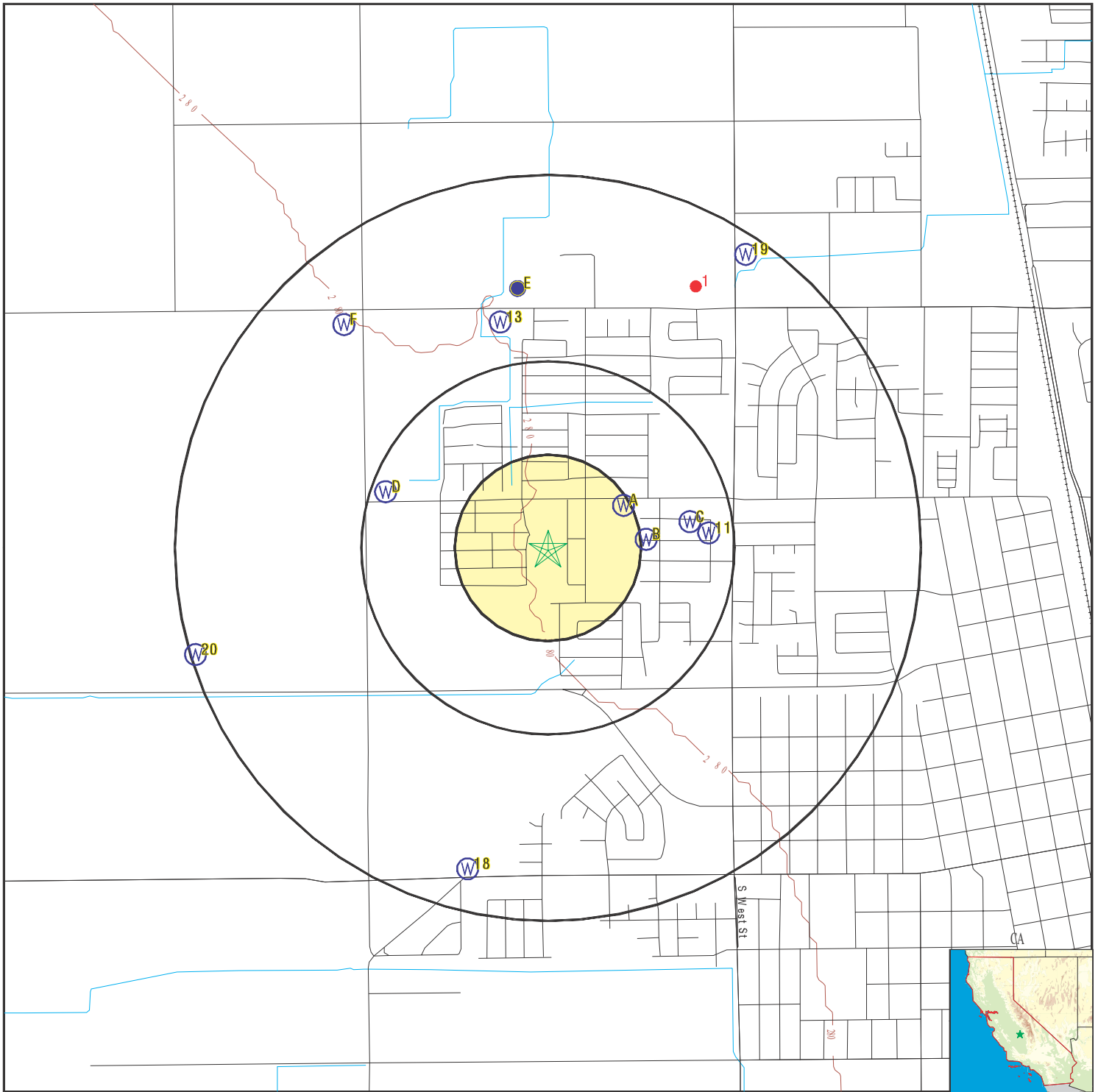
<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
A1	14817	1/8 - 1/4 Mile NE
A2	CADWR9000024235	1/8 - 1/4 Mile ENE
A3	CADDW0000011343	1/4 - 1/2 Mile ENE
B4	CADWR0000022518	1/4 - 1/2 Mile East
B5	CADWR9000024219	1/4 - 1/2 Mile East
C6	14815	1/4 - 1/2 Mile ENE
C7	14816	1/4 - 1/2 Mile East
C8	CADWR9000024227	1/4 - 1/2 Mile ENE
C9	CADDW0000000804	1/4 - 1/2 Mile East
D10	CADWR9000024243	1/4 - 1/2 Mile WNW
11	CADDW0000003018	1/4 - 1/2 Mile East
D12	CADWR9000024245	1/4 - 1/2 Mile WNW
13	CAGAMA000000919	1/2 - 1 Mile NNW
E14	CAGAMA000000517	1/2 - 1 Mile North
F16	CADWR9000024290	1/2 - 1 Mile NW
F17	CADWR9000024280	1/2 - 1 Mile NW

OTHER STATE DATABASE INFORMATION

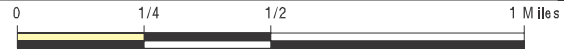
STATE OIL/GAS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
1	CAOG14000004606	1/2 - 1 Mile NNE

PHYSICAL SETTING SOURCE MAP - 6905243.2s



- County Boundary
- Major Roads
- Contour Lines
- Earthquake Fault Lines
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons



- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location
- Closest Hydrogeological Data
- Oil, gas or related wells



SITE NAME: Wild Oak
 ADDRESS: 2043 West Pleasant Avenue
 Tulare CA 93274
 LAT/LONG: 36.216319 / 119.375716

CLIENT: Brown & Caldwell Consultants
 CONTACT: Caroline Robinson
 INQUIRY #: 6905243.2s
 DATE: March 18, 2022 8:10 pm

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Database EDR ID Number

A1
NE
1/8 - 1/4 Mile
Higher

CA WELLS 14817

Seq:	14817	Prim sta c:	20S/24E-04K01 M
Frds no:	5410015025	County:	54
District:	12	User id:	CYA
System no:	5410015	Water type:	G
Source nam:	WELL 26 - TREATED	Station ty:	WELL/AMBNT/MUN/INTAKE
Latitude:	361305.0	Longitude:	1192218.0
Precision:	3	Status:	AT
Comment 1:	Not Reported	Comment 2:	Not Reported
Comment 3:	Not Reported	Comment 4:	Not Reported
Comment 5:	Not Reported	Comment 6:	Not Reported
Comment 7:	Not Reported		

System no:	5410015	System nam:	Tulare, City Of
Hqname:	Not Reported	Address:	411 EAST KERN AVENUE
City:	TULARE	State:	CA
Zip:	93274	Zip ext:	Not Reported
Pop serv:	39800	Connection:	10785
Area serve:	CITY		

Sample date:	08-MAR-18	Finding:	5.4
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		

Sample date:	08-JUN-17	Finding:	2.2
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		

Sample date:	09-MAR-17	Finding:	6.1
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		

Sample date:	20-DEC-16	Finding:	5.5
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		

Sample date:	15-SEP-16	Finding:	2.2
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		

Sample date:	24-JUN-16	Finding:	160.
Chemical:	TOTAL DISSOLVED SOLIDS	Report units:	MG/L
Dir:	0.		

Sample date:	24-JUN-16	Finding:	1.9
Chemical:	CHLOROFORM (THM)	Report units:	UG/L
Dir:	1.		

Sample date:	24-JUN-16	Finding:	1.3
Chemical:	URANIUM (PCI/L)	Report units:	PCI/L
Dir:	1.		

Sample date:	24-JUN-16	Finding:	0.246
Chemical:	GROSS ALPHA COUNTING ERROR	Report units:	PCI/L
Dir:	0.		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sample date:	24-JUN-16	Finding:	4.6
Chemical:	ARSENIC	Report units:	UG/L
Dir:	2.		
Sample date:	24-JUN-16	Finding:	0.2
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dir:	0.1		
Sample date:	24-JUN-16	Finding:	9.7
Chemical:	SULFATE	Report units:	MG/L
Dir:	0.5		
Sample date:	24-JUN-16	Finding:	16.
Chemical:	CHLORIDE	Report units:	MG/L
Dir:	0.		
Sample date:	24-JUN-16	Finding:	47.
Chemical:	SODIUM	Report units:	MG/L
Dir:	0.		
Sample date:	24-JUN-16	Finding:	0.16
Chemical:	MAGNESIUM	Report units:	MG/L
Dir:	0.		
Sample date:	24-JUN-16	Finding:	8.
Chemical:	CALCIUM	Report units:	MG/L
Dir:	0.		
Sample date:	24-JUN-16	Finding:	21.
Chemical:	HARDNESS (TOTAL) AS CaCO ₃	Report units:	MG/L
Dir:	0.		
Sample date:	24-JUN-16	Finding:	3.5
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	24-JUN-16	Finding:	14.
Chemical:	CARBONATE ALKALINITY	Report units:	MG/L
Dir:	0.		
Sample date:	24-JUN-16	Finding:	70.
Chemical:	BICARBONATE ALKALINITY	Report units:	MG/L
Dir:	0.		
Sample date:	24-JUN-16	Finding:	80.
Chemical:	ALKALINITY (TOTAL) AS CaCO ₃	Report units:	MG/L
Dir:	0.		
Sample date:	24-JUN-16	Finding:	9.1
Chemical:	PH, LABORATORY	Report units:	Not Reported
Dir:	0.		
Sample date:	24-JUN-16	Finding:	260.
Chemical:	SPECIFIC CONDUCTANCE	Report units:	US
Dir:	0.		
Sample date:	24-JUN-16	Finding:	0.4
Chemical:	LANGELIER INDEX @ 60 C	Report units:	Not Reported
Dir:	0.		
Sample date:	24-JUN-16	Finding:	1.8
Chemical:	TURBIDITY, LABORATORY	Report units:	NTU

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Dir:	0.1		
Sample date:	24-JUN-16	Finding:	3.5
Chemical:	TOTAL TRIHALOMETHANES	Report units:	UG/L
Dir:	0.		
Sample date:	24-JUN-16	Finding:	12.
Chemical:	AGGRSSIVE INDEX (CORROSIVITY)	Report units:	Not Reported
Dir:	0.		
Sample date:	24-JUN-16	Finding:	1.06
Chemical:	GROSS ALPHA MDA95	Report units:	PCI/L
Dir:	0.		
Sample date:	24-JUN-16	Finding:	150.
Chemical:	IRON	Report units:	UG/L
Dir:	100.		
Sample date:	03-MAR-16	Finding:	4.7
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	09-DEC-15	Finding:	2.2
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	08-DEC-15	Finding:	1.5
Chemical:	CHROMIUM, HEXAVALENT	Report units:	UG/L
Dir:	1.		
Sample date:	17-SEP-15	Finding:	0.22
Chemical:	LANGELIER INDEX @ 60 C	Report units:	Not Reported
Dir:	0.		
Sample date:	17-SEP-15	Finding:	130.
Chemical:	TOTAL DISSOLVED SOLIDS	Report units:	MG/L
Dir:	0.		
Sample date:	17-SEP-15	Finding:	0.76
Chemical:	CHLOROMETHANE	Report units:	UG/L
Dir:	0.5		
Sample date:	17-SEP-15	Finding:	0.246
Chemical:	GROSS ALPHA COUNTING ERROR	Report units:	PCI/L
Dir:	0.		
Sample date:	17-SEP-15	Finding:	140.
Chemical:	IRON	Report units:	UG/L
Dir:	100.		
Sample date:	17-SEP-15	Finding:	6.2
Chemical:	ARSENIC	Report units:	UG/L
Dir:	2.		
Sample date:	17-SEP-15	Finding:	0.16
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dir:	0.1		
Sample date:	17-SEP-15	Finding:	6.7
Chemical:	SULFATE	Report units:	MG/L
Dir:	0.5		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sample date:	17-SEP-15	Finding:	9.3
Chemical:	CHLORIDE	Report units:	MG/L
Dir:	0.		
Sample date:	17-SEP-15	Finding:	40.
Chemical:	SODIUM	Report units:	MG/L
Dir:	0.		
Sample date:	17-SEP-15	Finding:	3.4
Chemical:	CALCIUM	Report units:	MG/L
Dir:	0.		
Sample date:	17-SEP-15	Finding:	8.5
Chemical:	HARDNESS (TOTAL) AS CaCO ₃	Report units:	MG/L
Dir:	0.		
Sample date:	17-SEP-15	Finding:	2.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	17-SEP-15	Finding:	18.
Chemical:	CARBONATE ALKALINITY	Report units:	MG/L
Dir:	0.		
Sample date:	17-SEP-15	Finding:	39.
Chemical:	BICARBONATE ALKALINITY	Report units:	MG/L
Dir:	0.		
Sample date:	17-SEP-15	Finding:	62.
Chemical:	ALKALINITY (TOTAL) AS CaCO ₃	Report units:	MG/L
Dir:	0.		
Sample date:	17-SEP-15	Finding:	9.4
Chemical:	PH, LABORATORY	Report units:	Not Reported
Dir:	0.		
Sample date:	17-SEP-15	Finding:	190.
Chemical:	SPECIFIC CONDUCTANCE	Report units:	US
Dir:	0.		
Sample date:	17-SEP-15	Finding:	1.9
Chemical:	TURBIDITY, LABORATORY	Report units:	NTU
Dir:	0.1		
Sample date:	17-SEP-15	Finding:	12.
Chemical:	AGGRSSIVE INDEX (CORROSIVITY)	Report units:	Not Reported
Dir:	0.		
Sample date:	17-SEP-15	Finding:	2.15
Chemical:	GROSS ALPHA MDA95	Report units:	PCI/L
Dir:	0.		
Sample date:	15-SEP-15	Finding:	2.
Chemical:	NITRATE (AS N)	Report units:	MG/L
Dir:	0.4		
Sample date:	15-SEP-15	Finding:	1.5
Chemical:	CHROMIUM, HEXAVALENT	Report units:	UG/L
Dir:	1.		
Sample date:	04-JUN-15	Finding:	1.5
Chemical:	CHROMIUM, HEXAVALENT	Report units:	UG/L

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Dir:	1.		
Sample date:	05-MAR-15	Finding:	1.5
Chemical:	CHROMIUM, HEXAVALENT	Report units:	UG/L
Dir:	1.		
Sample date:	10-DEC-14	Finding:	1.24
Chemical:	GROSS ALPHA COUNTING ERROR	Report units:	PCI/L
Dir:	0.		
Sample date:	10-DEC-14	Finding:	5.
Chemical:	COLOR	Report units:	UNITS
Dir:	0.		
Sample date:	10-DEC-14	Finding:	200.
Chemical:	SPECIFIC CONDUCTANCE	Report units:	US
Dir:	0.		
Sample date:	10-DEC-14	Finding:	9.3
Chemical:	PH, LABORATORY	Report units:	Not Reported
Dir:	0.		
Sample date:	10-DEC-14	Finding:	63.
Chemical:	ALKALINITY (TOTAL) AS CaCO ₃	Report units:	MG/L
Dir:	0.		
Sample date:	10-DEC-14	Finding:	48.
Chemical:	BICARBONATE ALKALINITY	Report units:	MG/L
Dir:	0.		
Sample date:	10-DEC-14	Finding:	14.
Chemical:	CARBONATE ALKALINITY	Report units:	MG/L
Dir:	0.		
Sample date:	10-DEC-14	Finding:	13.
Chemical:	HARDNESS (TOTAL) AS CaCO ₃	Report units:	MG/L
Dir:	0.		
Sample date:	10-DEC-14	Finding:	4.9
Chemical:	CALCIUM	Report units:	MG/L
Dir:	0.		
Sample date:	10-DEC-14	Finding:	0.15
Chemical:	MAGNESIUM	Report units:	MG/L
Dir:	0.		
Sample date:	10-DEC-14	Finding:	39.
Chemical:	SODIUM	Report units:	MG/L
Dir:	0.		
Sample date:	10-DEC-14	Finding:	9.6
Chemical:	CHLORIDE	Report units:	MG/L
Dir:	0.		
Sample date:	10-DEC-14	Finding:	8.
Chemical:	SULFATE	Report units:	MG/L
Dir:	0.5		
Sample date:	10-DEC-14	Finding:	0.16
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dir:	0.1		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sample date:	10-DEC-14	Finding:	17.
Chemical:	SILICA	Report units:	MG/L
Dir:	0.		
Sample date:	10-DEC-14	Finding:	5.2
Chemical:	ARSENIC	Report units:	UG/L
Dir:	2.		
Sample date:	10-DEC-14	Finding:	120.
Chemical:	IRON	Report units:	UG/L
Dir:	100.		
Sample date:	10-DEC-14	Finding:	34.
Chemical:	VANADIUM	Report units:	UG/L
Dir:	3.		
Sample date:	10-DEC-14	Finding:	120.
Chemical:	TOTAL DISSOLVED SOLIDS	Report units:	MG/L
Dir:	0.		
Sample date:	10-DEC-14	Finding:	0.29
Chemical:	LANGELIER INDEX @ 60 C	Report units:	Not Reported
Dir:	0.		
Sample date:	10-DEC-14	Finding:	1.1
Chemical:	TURBIDITY, LABORATORY	Report units:	NTU
Dir:	0.1		
Sample date:	10-DEC-14	Finding:	12.
Chemical:	AGGRSSIVE INDEX (CORROSIVITY)	Report units:	Not Reported
Dir:	0.		
Sample date:	04-DEC-14	Finding:	1.6
Chemical:	CHROMIUM, HEXAVALENT	Report units:	UG/L
Dir:	1.		
Sample date:	20-AUG-14	Finding:	9.5
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	13-AUG-14	Finding:	1.4
Chemical:	CHROMIUM, HEXAVALENT	Report units:	UG/L
Dir:	1.		
Sample date:	05-JUN-14	Finding:	9.2
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	06-MAR-14	Finding:	30.
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	10-DEC-13	Finding:	9.2
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	18-JUN-13	Finding:	72.
Chemical:	ALKALINITY (TOTAL) AS CaCO3	Report units:	MG/L
Dir:	0.		
Sample date:	18-JUN-13	Finding:	1.16
Chemical:	GROSS ALPHA MDA95	Report units:	PCI/L

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Dir:	0.		
Sample date:	18-JUN-13	Finding:	12.
Chemical:	AGGRSSIVE INDEX (CORROSIVITY)	Report units:	Not Reported
Dir:	0.		
Sample date:	18-JUN-13	Finding:	0.92
Chemical:	TURBIDITY, LABORATORY	Report units:	NTU
Dir:	0.1		
Sample date:	18-JUN-13	Finding:	7.9
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	18-JUN-13	Finding:	0.34
Chemical:	LANGELIER INDEX @ 60 C	Report units:	Not Reported
Dir:	0.		
Sample date:	18-JUN-13	Finding:	120.
Chemical:	TOTAL DISSOLVED SOLIDS	Report units:	MG/L
Dir:	0.		
Sample date:	18-JUN-13	Finding:	0.246
Chemical:	GROSS ALPHA COUNTING ERROR	Report units:	PCI/L
Dir:	0.		
Sample date:	18-JUN-13	Finding:	120.
Chemical:	IRON	Report units:	UG/L
Dir:	100.		
Sample date:	18-JUN-13	Finding:	6.2
Chemical:	ARSENIC	Report units:	UG/L
Dir:	2.		
Sample date:	18-JUN-13	Finding:	0.2
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dir:	0.1		
Sample date:	18-JUN-13	Finding:	6.2
Chemical:	SULFATE	Report units:	MG/L
Dir:	0.5		
Sample date:	18-JUN-13	Finding:	7.8
Chemical:	CHLORIDE	Report units:	MG/L
Dir:	0.		
Sample date:	18-JUN-13	Finding:	38.
Chemical:	SODIUM	Report units:	MG/L
Dir:	0.		
Sample date:	18-JUN-13	Finding:	0.11
Chemical:	MAGNESIUM	Report units:	MG/L
Dir:	0.		
Sample date:	18-JUN-13	Finding:	3.8
Chemical:	CALCIUM	Report units:	MG/L
Dir:	0.		
Sample date:	18-JUN-13	Finding:	9.9
Chemical:	HARDNESS (TOTAL) AS CaCO3	Report units:	MG/L
Dir:	0.		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Sample date:	18-JUN-13	Finding:	17.
Chemical:	CARBONATE ALKALINITY	Report units:	MG/L
Dir:	0.		
Sample date:	18-JUN-13	Finding:	53.
Chemical:	BICARBONATE ALKALINITY	Report units:	MG/L
Dir:	0.		
Sample date:	18-JUN-13	Finding:	9.4
Chemical:	PH, LABORATORY	Report units:	Not Reported
Dir:	0.		
Sample date:	18-JUN-13	Finding:	190.
Chemical:	SPECIFIC CONDUCTANCE	Report units:	US
Dir:	0.		
Sample date:	18-JUN-13	Finding:	5.
Chemical:	COLOR	Report units:	UNITS
Dir:	0.		
Sample date:	14-MAR-13	Finding:	8.7
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	06-DEC-12	Finding:	8.7
Chemical:	NITRATE (AS NO3)	Report units:	MG/L
Dir:	2.		
Sample date:	13-SEP-12	Finding:	190.
Chemical:	SPECIFIC CONDUCTANCE	Report units:	US
Dir:	0.		
Sample date:	13-SEP-12	Finding:	3.5
Chemical:	CALCIUM	Report units:	MG/L
Dir:	0.		
Sample date:	13-SEP-12	Finding:	9.
Chemical:	PH, LABORATORY	Report units:	Not Reported
Dir:	0.		
Sample date:	13-SEP-12	Finding:	67.
Chemical:	ALKALINITY (TOTAL) AS CaCO3	Report units:	MG/L
Dir:	0.		
Sample date:	13-SEP-12	Finding:	64.
Chemical:	BICARBONATE ALKALINITY	Report units:	MG/L
Dir:	0.		
Sample date:	13-SEP-12	Finding:	1.16
Chemical:	GROSS ALPHA MDA95	Report units:	PCI/L
Dir:	0.		
Sample date:	13-SEP-12	Finding:	12.
Chemical:	AGGRSSIVE INDEX (CORROSIVITY)	Report units:	Not Reported
Dir:	0.		
Sample date:	13-SEP-12	Finding:	0.81
Chemical:	TURBIDITY, LABORATORY	Report units:	NTU
Dir:	0.1		
Sample date:	13-SEP-12	Finding:	8.9
Chemical:	NITRATE (AS NO3)	Report units:	MG/L

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Dir:	2.		
Sample date:	13-SEP-12	Finding:	120.
Chemical:	TOTAL DISSOLVED SOLIDS	Report units:	MG/L
Dir:	0.		
Sample date:	13-SEP-12	Finding:	0.191
Chemical:	GROSS ALPHA COUNTING ERROR	Report units:	PCI/L
Dir:	0.		
Sample date:	13-SEP-12	Finding:	6.
Chemical:	ARSENIC	Report units:	UG/L
Dir:	2.		
Sample date:	13-SEP-12	Finding:	0.23
Chemical:	FLUORIDE (F) (NATURAL-SOURCE)	Report units:	MG/L
Dir:	0.1		
Sample date:	13-SEP-12	Finding:	6.8
Chemical:	SULFATE	Report units:	MG/L
Dir:	0.5		
Sample date:	13-SEP-12	Finding:	8.7
Chemical:	CHLORIDE	Report units:	MG/L
Dir:	0.		
Sample date:	13-SEP-12	Finding:	38.
Chemical:	SODIUM	Report units:	MG/L
Dir:	0.		
Sample date:	13-SEP-12	Finding:	0.12
Chemical:	MAGNESIUM	Report units:	MG/L
Dir:	0.		
Sample date:	13-SEP-12	Finding:	8.7
Chemical:	CARBONATE ALKALINITY	Report units:	MG/L
Dir:	0.		
Sample date:	13-SEP-12	Finding:	9.2
Chemical:	HARDNESS (TOTAL) AS CaCO3	Report units:	MG/L
Dir:	0.		

**A2
ENE
1/8 - 1/4 Mile
Higher**

CA WELLS CADWR9000024235

State Well #:	20S24E04K001M	Station ID:	54643
Well Name:	KSB-1506	Basin Name:	Kaweah
Well Use:	Unknown	Well Type:	Single Well
Well Depth:	720	Well Completion Rpt #:	Not Reported

**A3
ENE
1/4 - 1/2 Mile
Higher**

CA WELLS CADDW0000011343

Well ID:	5410015-025	Well Type:	MUNICIPAL
Source:	Department of Health Services		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Other Name:	WELL 26 - RAW	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DHS&samp_date=&global_id=&assigned_name=5410015-025&store_num=		
GeoTracker Data:	Not Reported		

**B4
East
1/4 - 1/2 Mile
Higher**

CA WELLS CADWR0000022518

Well ID:	20S24E04J002M	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	20S24E04J002M	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&samp_date=&global_id=&assigned_name=20S24E04J002M&store_num=		
GeoTracker Data:	Not Reported		

**B5
East
1/4 - 1/2 Mile
Higher**

CA WELLS CADWR9000024219

State Well #:	20S24E04J002M	Station ID:	17414
Well Name:	20S24E04J002M	Basin Name:	Kaweah
Well Use:	Unknown	Well Type:	Single Well
Well Depth:	0	Well Completion Rpt #:	Not Reported

**C6
ENE
1/4 - 1/2 Mile
Higher**

CA WELLS 14815

Seq:	14815	Prim sta c:	20S/24E-04J03 M
Frds no:	5410015027	County:	54
District:	12	User id:	CYA
System no:	5410015	Water type:	G
Source nam:	WELL 28A - ABANDONED	Station ty:	WELL/AMBNT/MUN/INTAKE
Latitude:	361303.0	Longitude:	1192206.0
Precision:	3	Status:	AB
Comment 1:	Not Reported	Comment 2:	Not Reported
Comment 3:	Not Reported	Comment 4:	Not Reported
Comment 5:	Not Reported	Comment 6:	Not Reported
Comment 7:	Not Reported		
System no:	5410015	System nam:	Tulare, City Of
Hqname:	Not Reported	Address:	411 EAST KERN AVENUE
City:	TULARE	State:	CA
Zip:	93274	Zip ext:	Not Reported
Pop serv:	39800	Connection:	10785
Area serve:	CITY		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

C7
East
1/4 - 1/2 Mile
Higher

CA WELLS 14816

Seq:	14816	Prim sta c:	20S/24E-04J04 M
Frds no:	5410015028	County:	54
District:	12	User id:	CYA
System no:	5410015	Water type:	G
Source nam:	WELL 28B - ABANDONED	Station ty:	WELL/AMBNT/MUN/INTAKE
Latitude:	361301.0	Longitude:	1192205.0
Precision:	3	Status:	AB
Comment 1:	Not Reported	Comment 2:	Not Reported
Comment 3:	Not Reported	Comment 4:	Not Reported
Comment 5:	Not Reported	Comment 6:	Not Reported
Comment 7:	Not Reported		
System no:	5410015	System nam:	Tulare, City Of
Hqname:	Not Reported	Address:	411 EAST KERN AVENUE
City:	TULARE	State:	CA
Zip:	93274	Zip ext:	Not Reported
Pop serv:	39800	Connection:	10785
Area serve:	CITY		

C8
ENE
1/4 - 1/2 Mile
Higher

CA WELLS CADWR9000024227

State Well #:	20S24E04J001M	Station ID:	36056
Well Name:	Not Reported	Basin Name:	Kaweah
Well Use:	Unknown	Well Type:	Unknown
Well Depth:	0	Well Completion Rpt #:	Not Reported

C9
East
1/4 - 1/2 Mile
Higher

CA WELLS CADDW0000000804

Well ID:	5410015-027	Well Type:	MUNICIPAL
Source:	Department of Health Services		
Other Name:	WELL 28A - DESTROYED	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DHS&samp_date=&global_id=&assigned_name=5410015-027&store_num=		
GeoTracker Data:	Not Reported		

D10
WNW
1/4 - 1/2 Mile
Lower

CA WELLS CADWR9000024243

State Well #:	Not Reported	Station ID:	48631
Well Name:	202404E1	Basin Name:	Kaweah
Well Use:	Irrigation	Well Type:	Single Well
Well Depth:	0	Well Completion Rpt #:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

11
East
1/4 - 1/2 Mile
Higher

CA WELLS CADDW0000003018

Well ID:	5410015-028	Well Type:	MUNICIPAL
Source:	Department of Health Services		
Other Name:	WELL 28B - DESTROYED	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DHS&samp_date=&global_id=&assigned_name=5410015-028&store_num=		
GeoTracker Data:	Not Reported		

D12
WNW
1/4 - 1/2 Mile
Lower

CA WELLS CADWR9000024245

State Well #:	20S24E04E001M	Station ID:	17413
Well Name:	202404E1	Basin Name:	Kaweah
Well Use:	Irrigation	Well Type:	Single Well
Well Depth:	0	Well Completion Rpt #:	Not Reported

13
NNW
1/2 - 1 Mile
Higher

CA WELLS CAGAMA000000919

Well ID:	TUL939	Well Type:	DOMESTIC
Source:	Groundwater Ambient Monitoring and Assessment Program		
Other Name:	TUL939	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=GAMA&samp_date=&global_id=&assigned_name=TUL939&store_num=		
GeoTracker Data:	Not Reported		

E14
North
1/2 - 1 Mile
Higher

CA WELLS CAGAMA000000517

Well ID:	TUL938	Well Type:	DOMESTIC
Source:	Groundwater Ambient Monitoring and Assessment Program		
Other Name:	TUL938	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=GAMA&samp_date=&global_id=&assigned_name=TUL938&store_num=		
GeoTracker Data:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Database EDR ID Number

E15
North
1/2 - 1 Mile
Higher

FED USGS USGS40000170961

Organization ID:	USGS-CA	Type:	Well
Organization Name:	USGS California Water Science Center	HUC:	18030012
Monitor Location:	019S024E33P001M	Drainage Area Units:	Not Reported
Description:	Not Reported	Contrib Drainage Area Units:	Not Reported
Drainage Area:	Not Reported	Aquifer Type:	Not Reported
Contrib Drainage Area:	Not Reported	Well Depth:	264
Aquifer:	Central Valley aquifer system	Well Hole Depth:	Not Reported
Formation Type:	Not Reported		
Construction Date:	19390101		
Well Depth Units:	ft		
Well Hole Depth Units:	Not Reported		

Ground water levels, Number of Measurements:	1	Level reading date:	1962-01-30
Feet below surface:	91.90	Feet to sea level:	Not Reported
Note:	Not Reported		

F16
NW
1/2 - 1 Mile
Higher

CA WELLS CADWR9000024290

State Well #:	20S24E05A001M	Station ID:	36057
Well Name:	Not Reported	Basin Name:	Kaweah
Well Use:	Unknown	Well Type:	Unknown
Well Depth:	0	Well Completion Rpt #:	Not Reported

F17
NW
1/2 - 1 Mile
Lower

CA WELLS CADWR9000024280

State Well #:	20S24E05A002M	Station ID:	17415
Well Name:	Not Reported	Basin Name:	Kaweah
Well Use:	Unknown	Well Type:	Unknown
Well Depth:	0	Well Completion Rpt #:	Not Reported

18
SSW
1/2 - 1 Mile
Lower

FED USGS USGS40000170755

Organization ID:	USGS-CA	Type:	Well
Organization Name:	USGS California Water Science Center	HUC:	18030012
Monitor Location:	020S024E09L001M	Drainage Area Units:	Not Reported
Description:	Not Reported	Contrib Drainage Area Units:	Not Reported
Drainage Area:	Not Reported	Aquifer Type:	Not Reported
Contrib Drainage Area:	Not Reported		
Aquifer:	Central Valley aquifer system		
Formation Type:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Construction Date:	Not Reported	Well Depth:	Not Reported
Well Depth Units:	Not Reported	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

Ground water levels, Number of Measurements:	1	Level reading date:	1962-01-30
Feet below surface:	89.50	Feet to sea level:	Not Reported
Note:	Not Reported		

19
NE
1/2 - 1 Mile
Higher

FED USGS USGS40000168273

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	019S024E34N001M	Type:	Well
Description:	Not Reported	HUC:	18030005
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Central Valley aquifer system		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	1950	Well Depth:	129
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

20
WSW
1/2 - 1 Mile
Lower

FED USGS USGS40000170832

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	020S024E05Q001M	Type:	Well
Description:	Not Reported	HUC:	18030012
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Central Valley aquifer system		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	Not Reported	Well Depth:	144
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance

Database EDR ID Number

1
NNE
1/2 - 1 Mile

OIL_GAS CAOG14000004606

API #: 0410700211
Well Status: Plugged
Lease Name: North Tulare Community 1
Area Name: Any Area
Confidential Well: N
Spud Date: Not Reported

Well #: 1
Well Type: Dry Hole
Field Name: Any Field
GIS Source: hud
Directionally Drilled: N

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

State Database: CA Radon

Radon Test Results

Zipcode	Num Tests	> 4 pCi/L
93274	92	27

Federal EPA Radon Zone for TULARE County: 2

- Note: Zone 1 indoor average level > 4 pCi/L.
 : Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
 : Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for Zip Code: 93274

Number of sites tested: 9

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	1.544 pCi/L	100%	0%	0%
Living Area - 2nd Floor	0.600 pCi/L	100%	0%	0%
Basement	Not Reported	Not Reported	Not Reported	Not Reported

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Current USGS 7.5 Minute Topographic Map

Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory

Source: Department of Fish and Wildlife

Telephone: 916-445-0411

HYDROGEOLOGIC INFORMATION

AQUIFLOW^R Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

Telephone: 800-672-5559

SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)

This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

OTHER STATE DATABASE INFORMATION

Groundwater Ambient Monitoring & Assessment Program

State Water Resources Control Board

Telephone: 916-341-5577

The GAMA Program is California's comprehensive groundwater quality monitoring program. GAMA collects data by testing the untreated, raw water in different types of wells for naturally-occurring and man-made chemicals. The GAMA data includes Domestic, Monitoring and Municipal well types from the following sources, Department of Water Resources, Department of Health Services, EDF, Agricultural Lands, Lawrence Livermore National Laboratory, Department of Pesticide Regulation, United States Geological Survey, Groundwater Ambient Monitoring and Assessment Program and Local Groundwater Projects.

Water Well Database

Source: Department of Water Resources

Telephone: 916-651-9648

California Drinking Water Quality Database

Source: Department of Public Health

Telephone: 916-324-2319

The database includes all drinking water compliance and special studies monitoring for the state of California since 1984. It consists of over 3,200,000 individual analyses along with well and water system information.

California Oil and Gas Well Locations

Source: Dept of Conservation, Geologic Energy Management Division

Telephone: 916-323-1779

Oil and Gas well locations in the state.

California Earthquake Fault Lines

Source: California Division of Mines and Geology

The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

RADON

State Database: CA Radon

Source: Department of Public Health

Telephone: 916-210-8558

Radon Database for California

PHYSICAL SETTING SOURCE RECORDS SEARCHED

Area Radon Information

Source: USGS

Telephone: 703-356-4020

The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones

Source: EPA

Telephone: 703-356-4020

Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities

Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater

Source: Department of Commerce, National Oceanic and Atmospheric Administration

California Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines, prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

STREET AND ADDRESS INFORMATION

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Appendix D: Historical Research Documentation



Wild Oak

2043 West Pleasant Avenue

Tulare, CA 93274

Inquiry Number: 6905243.8

March 21, 2022

The EDR Aerial Photo Decade Package



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

EDR Aerial Photo Decade Package

03/21/22

Site Name:

Wild Oak
2043 West Pleasant Avenue
Tulare, CA 93274
EDR Inquiry # 6905243.8

Client Name:

Brown & Caldwell Consultants
10777 Westheimer
Houston, TX 77042
Contact: Caroline Robinson



Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

Search Results:

<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
2016	1"=500'	Flight Year: 2016	USDA/NAIP
2012	1"=500'	Flight Year: 2012	USDA/NAIP
2009	1"=500'	Flight Year: 2009	USDA/NAIP
2006	1"=500'	Flight Year: 2006	USDA/NAIP
1994	1"=500'	Acquisition Date: January 01, 1994	USGS/DOQQ
1984	1"=500'	Flight Date: June 09, 1984	USDA
1977	1"=500'	Flight Date: June 02, 1977	USGS
1969	1"=500'	Flight Date: July 24, 1969	USGS
1952	1"=500'	Flight Date: October 10, 1952	USDA
1937	1"=500'	Flight Date: October 12, 1937	USDA

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INQUIRY #: 6905243.8

YEAR: 2016

— = 500'





INQUIRY # 6905243.8

YEAR: 2012

— = 500'





INQUIRY # 6905243.8

YEAR: 2009

— = 500'





INQUIRY # 6905243.8

YEAR: 2006

— = 500'





INQUIRY #: 6905243.8

YEAR: 1994

— = 500'





INQUIRY #: 6905243.8

YEAR: 1984

— = 500'





INQUIRY # 6905243.8

YEAR: 1977

— = 500'





INQUIRY # 6905243.8

YEAR: 1969

— = 500'





INQUIRY # 6905243.8

YEAR: 1952

— = 500'





INQUIRY # 6905243.8

YEAR: 1937

— = 500'

↑ N
CEDR

Wild Oak
2043 West Pleasant Avenue
Tulare, CA 93274

Inquiry Number: 6905243.4

March 18, 2022

EDR Historical Topo Map Report

with QuadMatch™



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

EDR Historical Topo Map Report

03/18/22

Site Name:

Wild Oak
2043 West Pleasant Avenue
Tulare, CA 93274
EDR Inquiry # 6905243.4

Client Name:

Brown & Caldwell Consultants
10777 Westheimer
Houston, TX 77042
Contact: Caroline Robinson



EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by Brown & Caldwell Consultants were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDR's Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

Search Results:

Coordinates:

P.O.#	NA	Latitude:	36.216319 36° 12' 59" North
Project:	Wild Oak	Longitude:	-119.375716 -119° 22' 33" West
		UTM Zone:	Zone 11 North
		UTM X Meters:	286450.02
		UTM Y Meters:	4010558.52
		Elevation:	281.00' above sea level

Maps Provided:

2018	1925
2015	
2012	
1969	
1951	
1950	
1942	
1927	

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Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

2018 Source Sheets

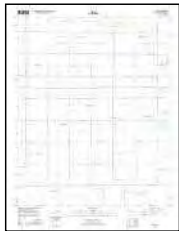


Paige
2018
7.5-minute, 24000



Tulare
2018
7.5-minute, 24000

2015 Source Sheets

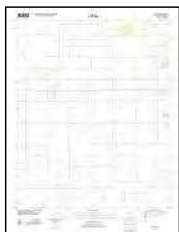


Paige
2015
7.5-minute, 24000



Tulare
2015
7.5-minute, 24000

2012 Source Sheets



Paige
2012
7.5-minute, 24000

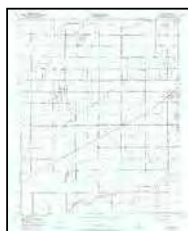


Tulare
2012
7.5-minute, 24000

1969 Source Sheets



Tulare
1969
7.5-minute, 24000
Aerial Photo Revised 1969



Paige
1969
7.5-minute, 24000
Aerial Photo Revised 1969

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1951 Source Sheets



Tulare
1951
7.5-minute, 24000
Aerial Photo Revised 1946



Paige
1951
7.5-minute, 24000
Aerial Photo Revised 1946

1950 Source Sheets



Paige
1950
7.5-minute, 24000
Aerial Photo Revised 1946

1942 Source Sheets



Tulare
1942
15-minute, 62500
Aerial Photo Revised 1937

1927 Source Sheets



Paige
1927
7.5-minute, 31680



Tulare
1927
7.5-minute, 31680

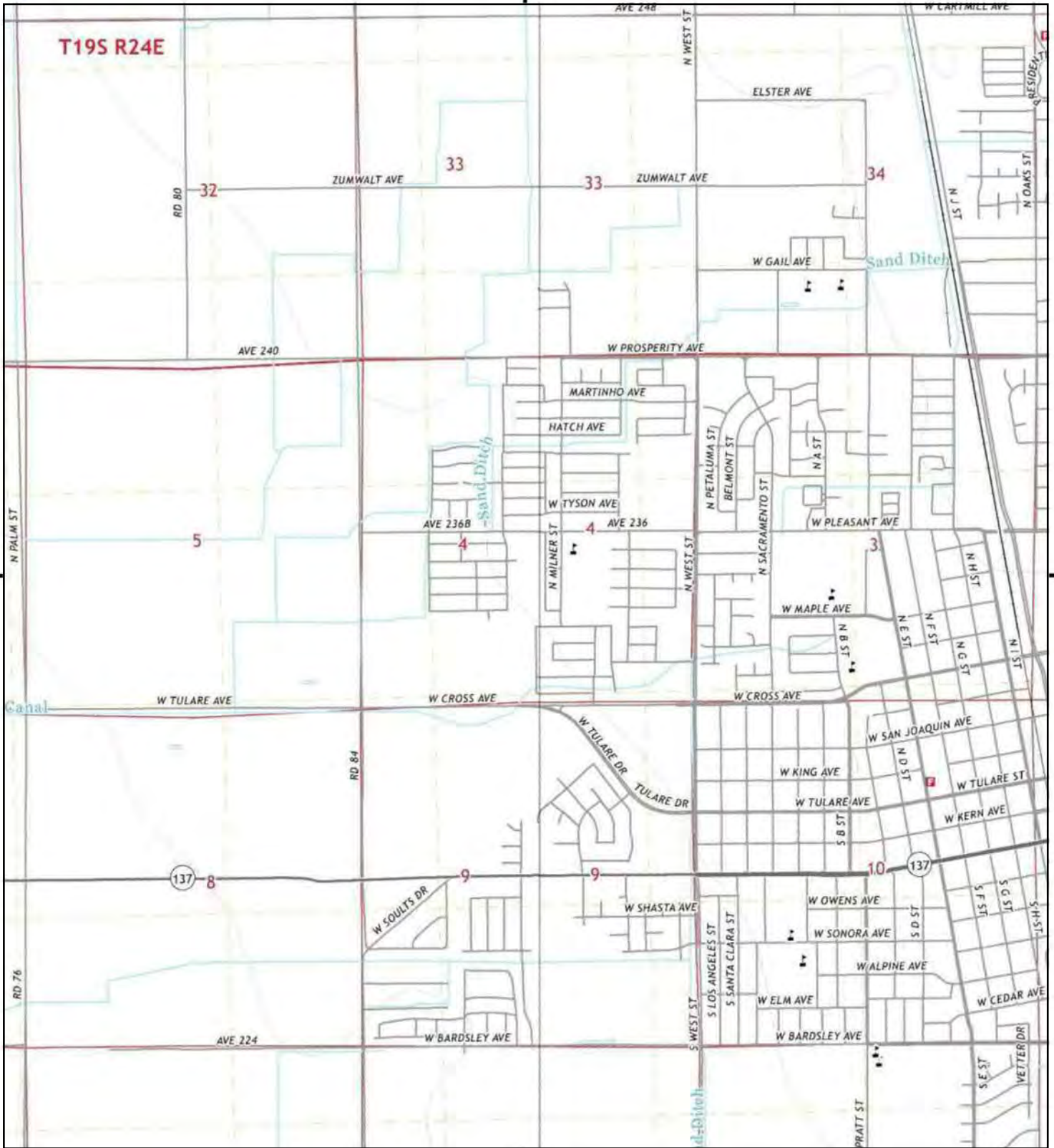
Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

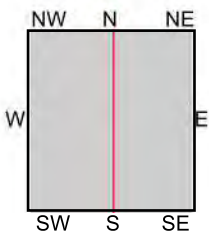
1925 Source Sheets



Tulare
1925
7.5-minute, 31680



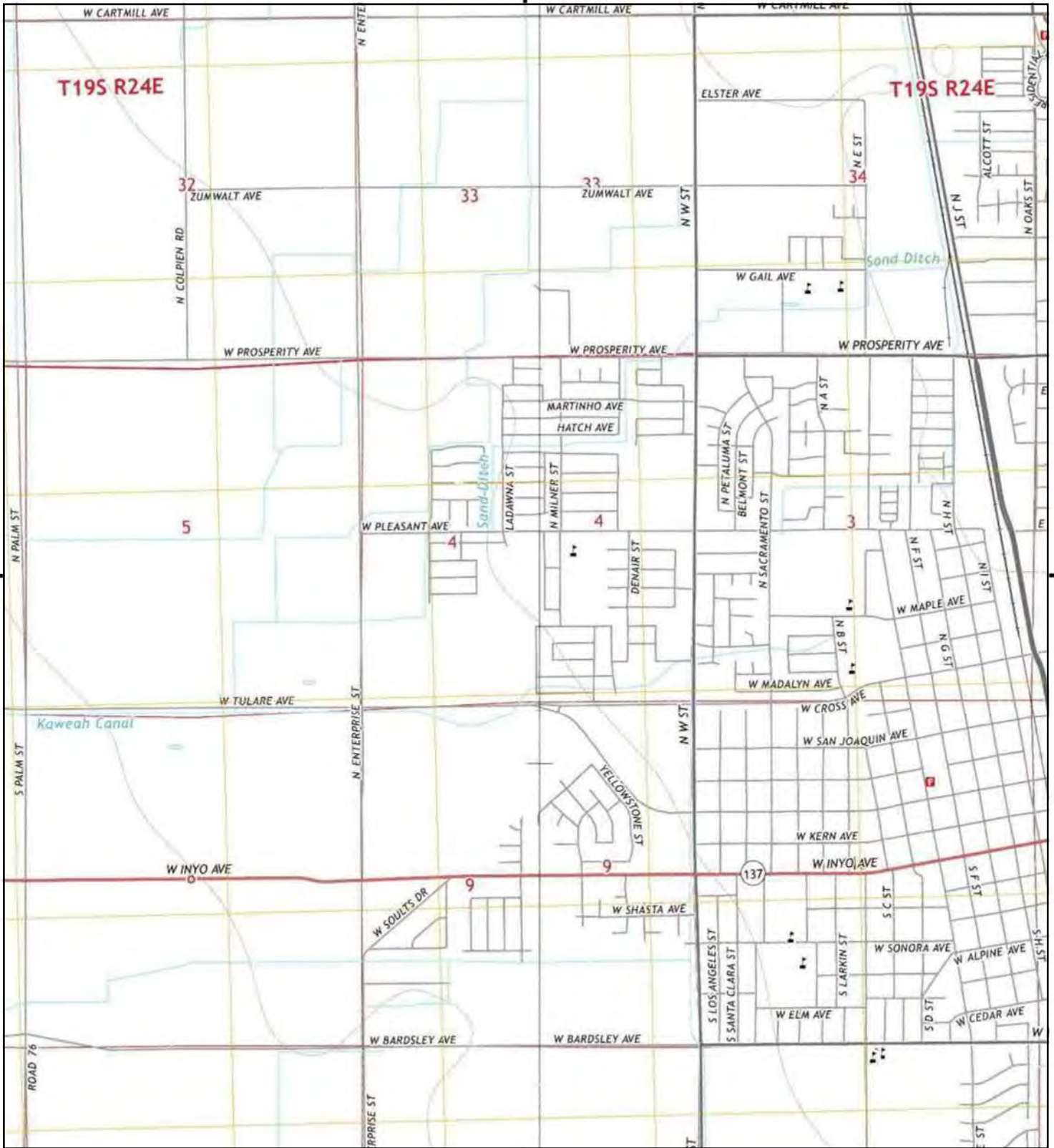
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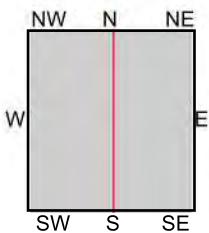
TP, Paige, 2018, 7.5-minute
SE, Tulare, 2018, 7.5-minute

SITE NAME: Wild Oak
ADDRESS: 2043 West Pleasant Avenue
Tulare, CA 93274
CLIENT: Brown & Caldwell Consultants





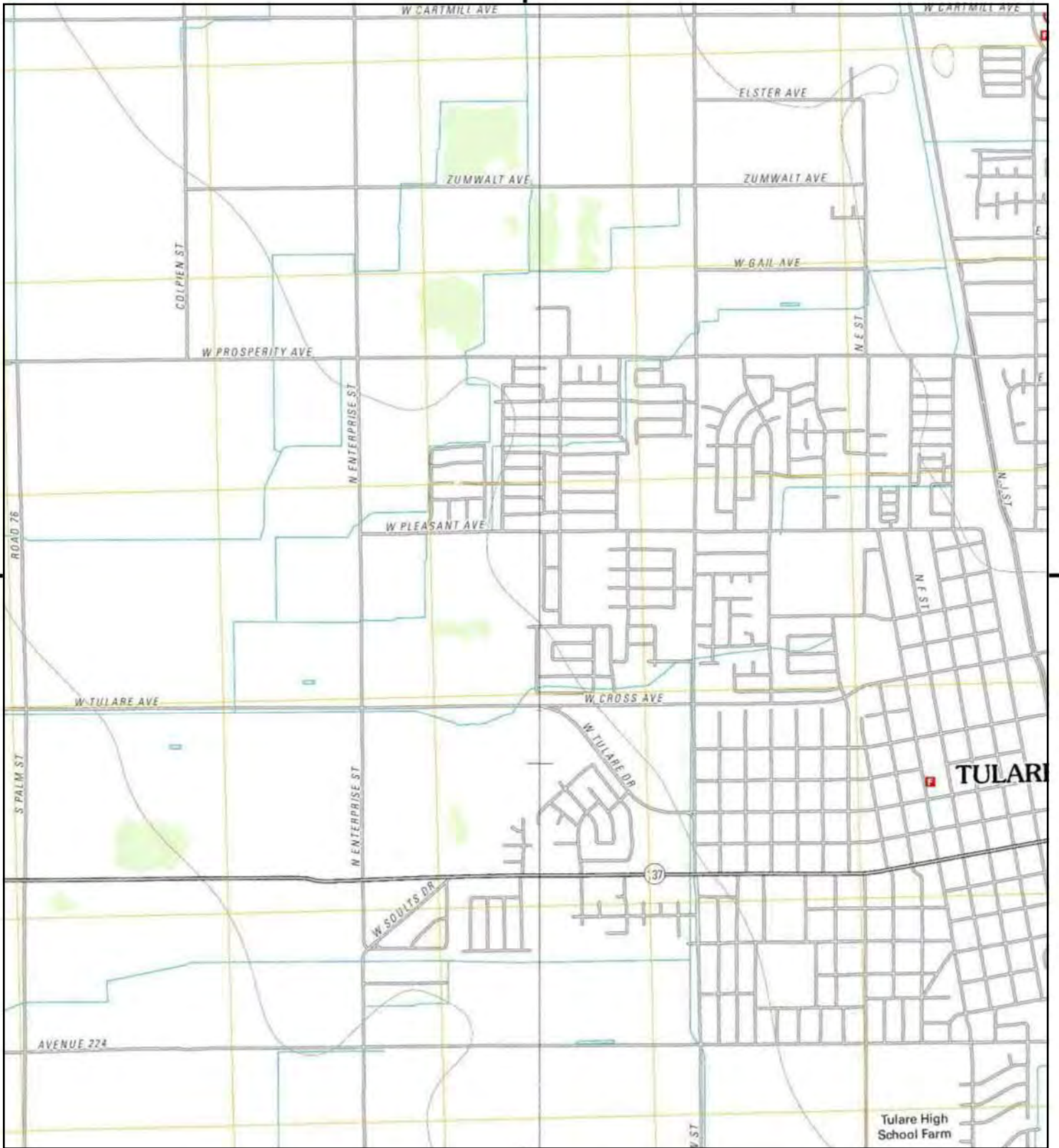
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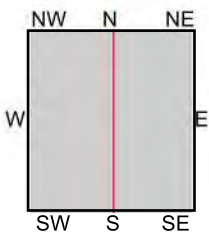
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SITE NAME: Wild Oak
ADDRESS: 2043 West Pleasant Avenue
Tulare, CA 93274
CLIENT: Brown & Caldwell Consultants





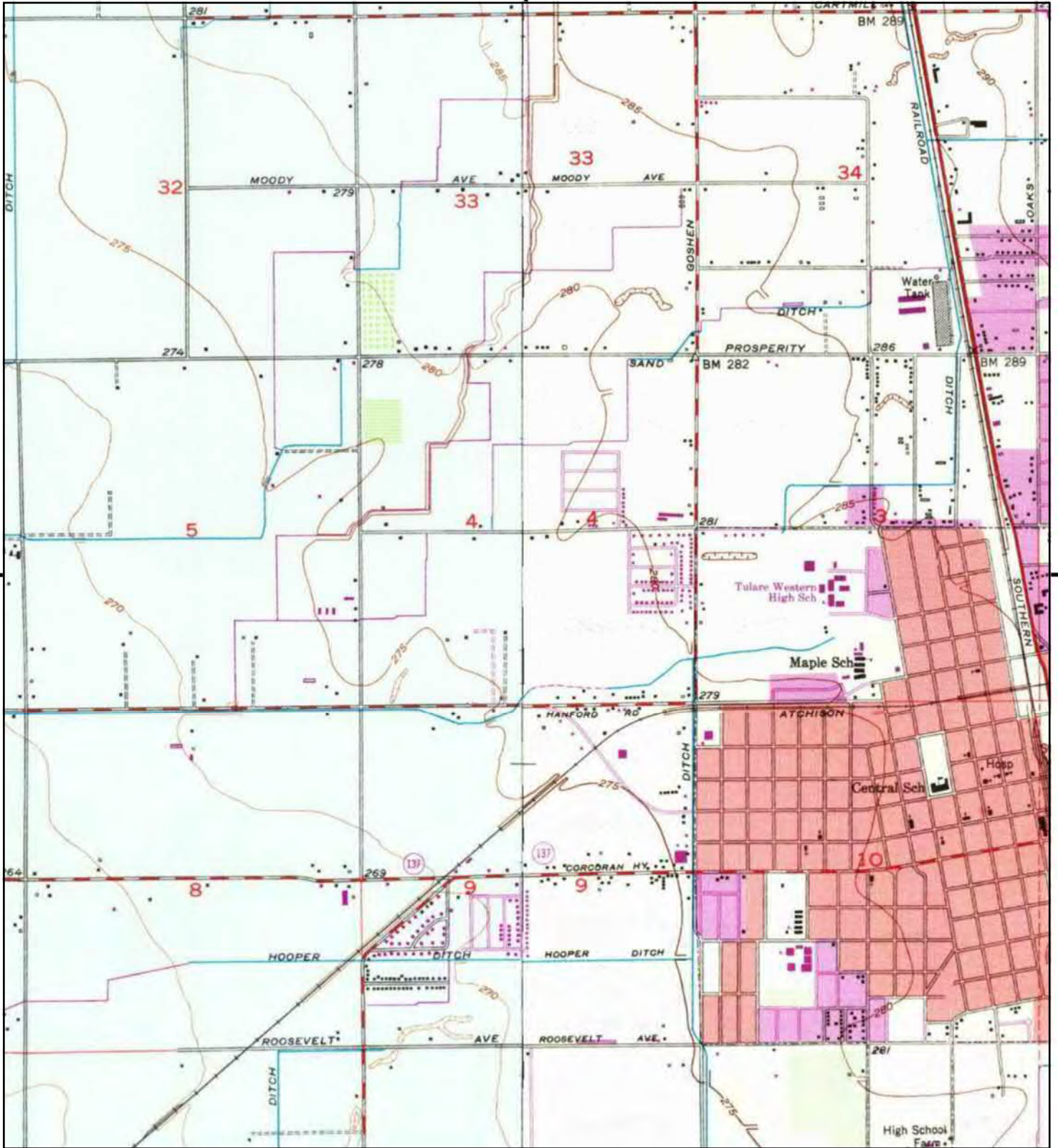
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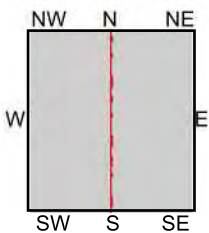
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SE, Tulare, 2012, 7.5-minute

SITE NAME: Wild Oak
ADDRESS: 2043 West Pleasant Avenue
Tulare, CA 93274
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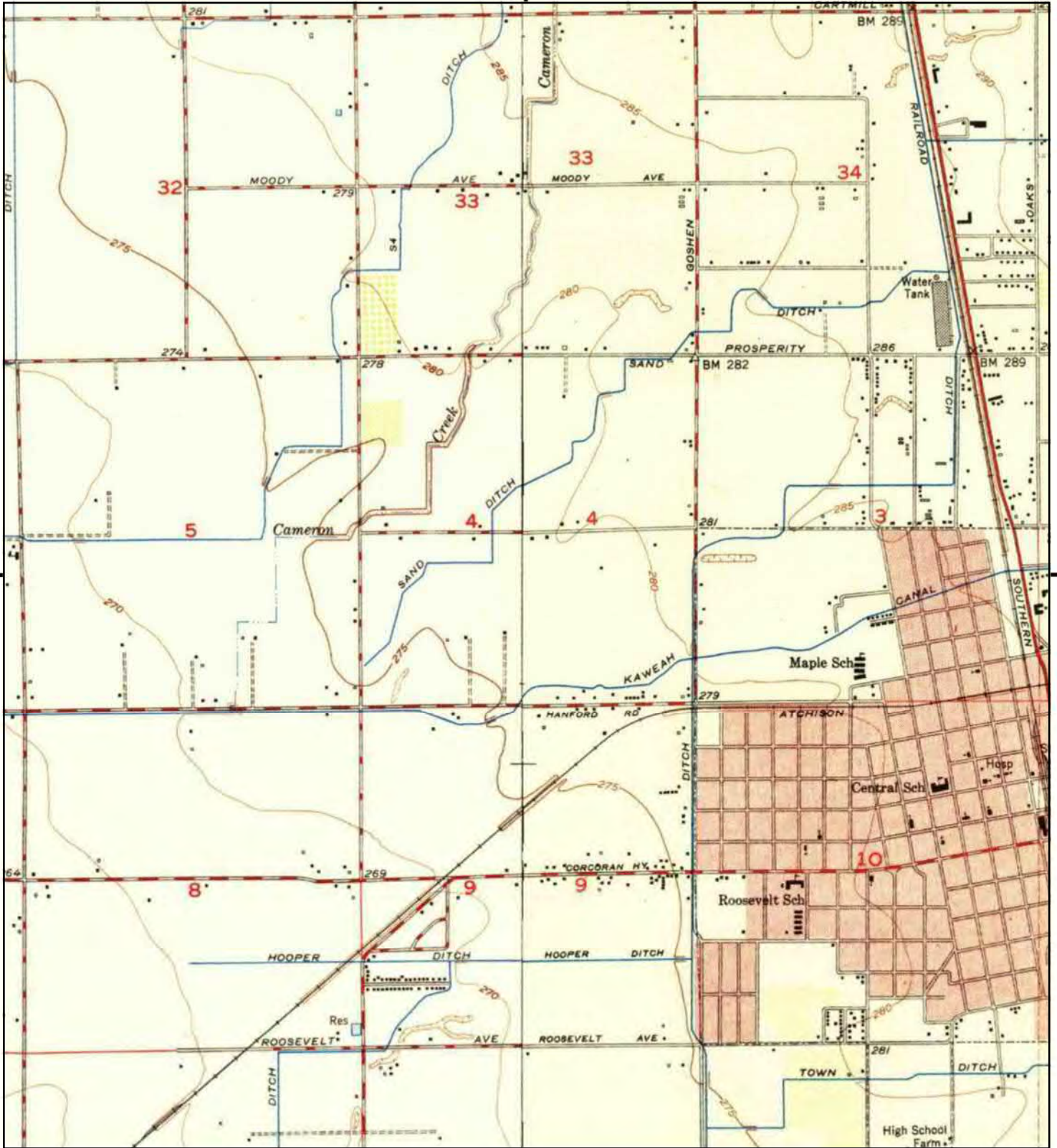
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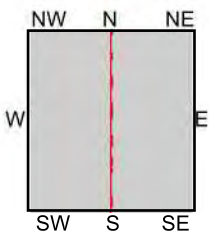
TP, Paige, 1969, 7.5-minute
SE, Tulare, 1969, 7.5-minute

SITE NAME: Wild Oak
ADDRESS: 2043 West Pleasant Avenue
 Tulare, CA 93274
CLIENT: Brown & Caldwell Consultants





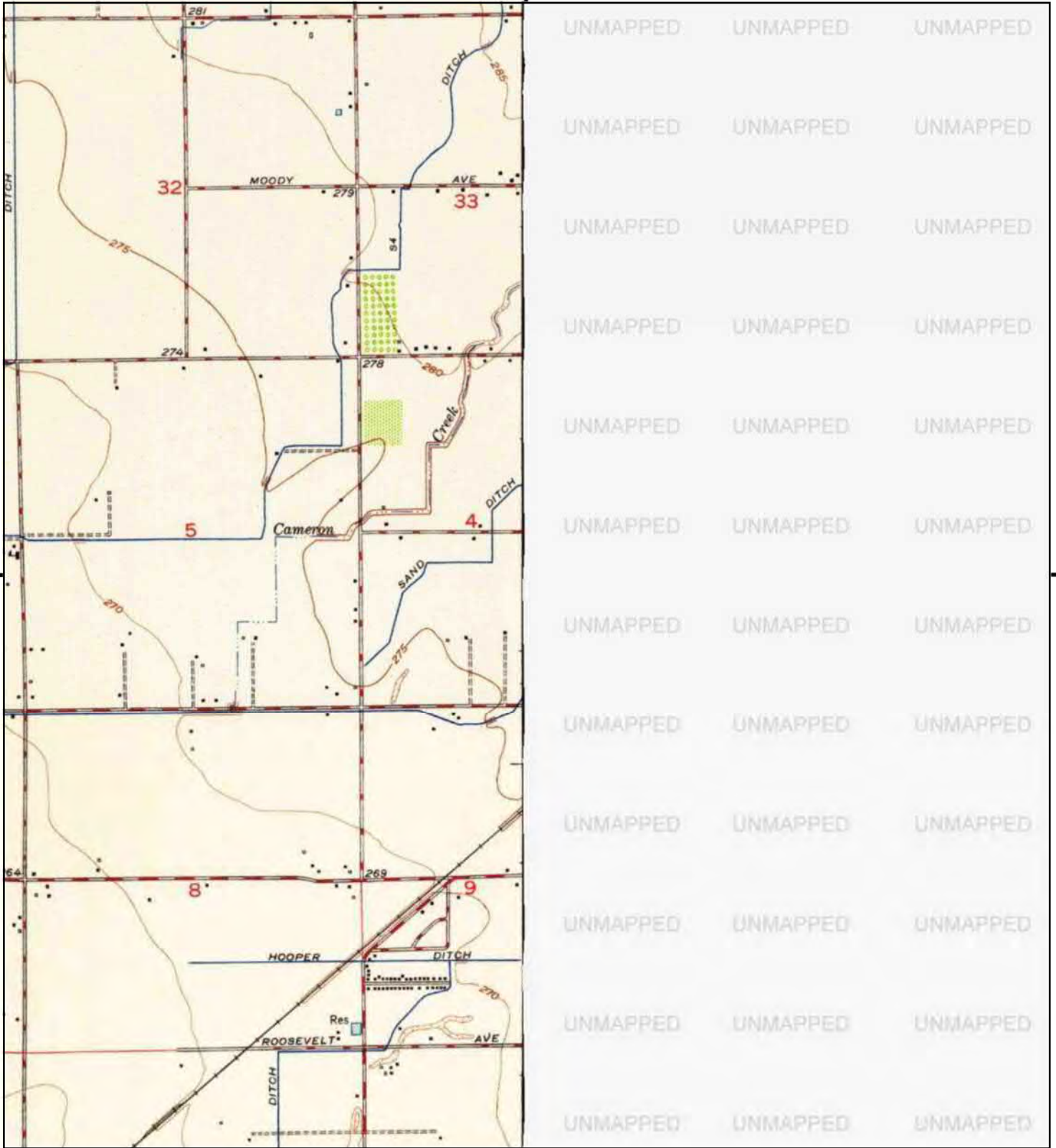
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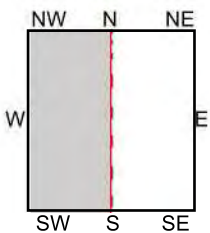
TP, Paige, 1951, 7.5-minute
SE, Tulare, 1951, 7.5-minute

SITE NAME: Wild Oak
ADDRESS: 2043 West Pleasant Avenue
Tulare, CA 93274
CLIENT: Brown & Caldwell Consultants





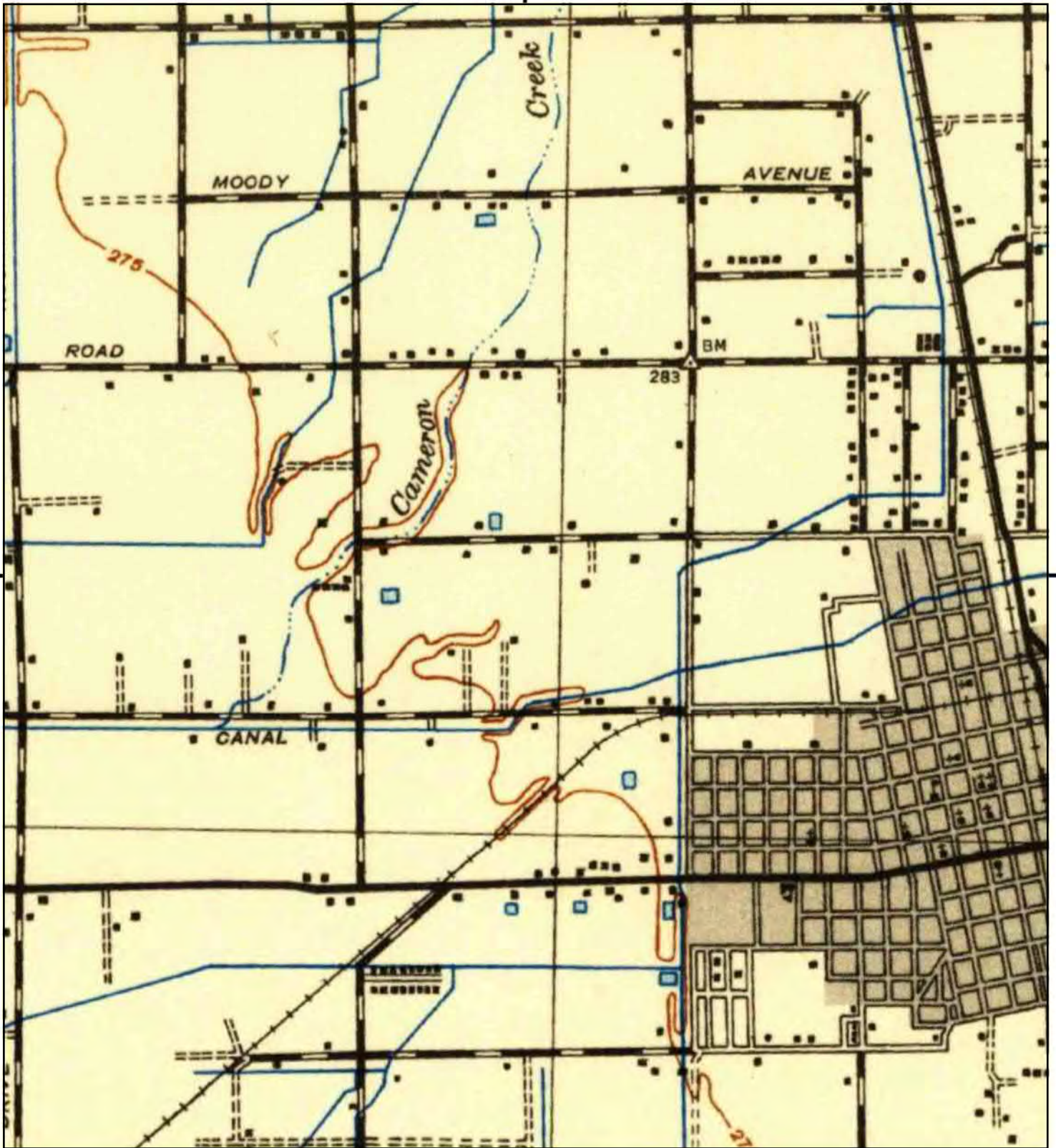
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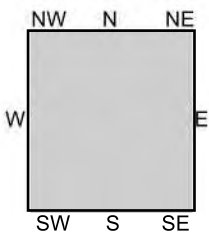
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SITE NAME: Wild Oak
ADDRESS: 2043 West Pleasant Avenue
 Tulare, CA 93274
CLIENT: Brown & Caldwell Consultants





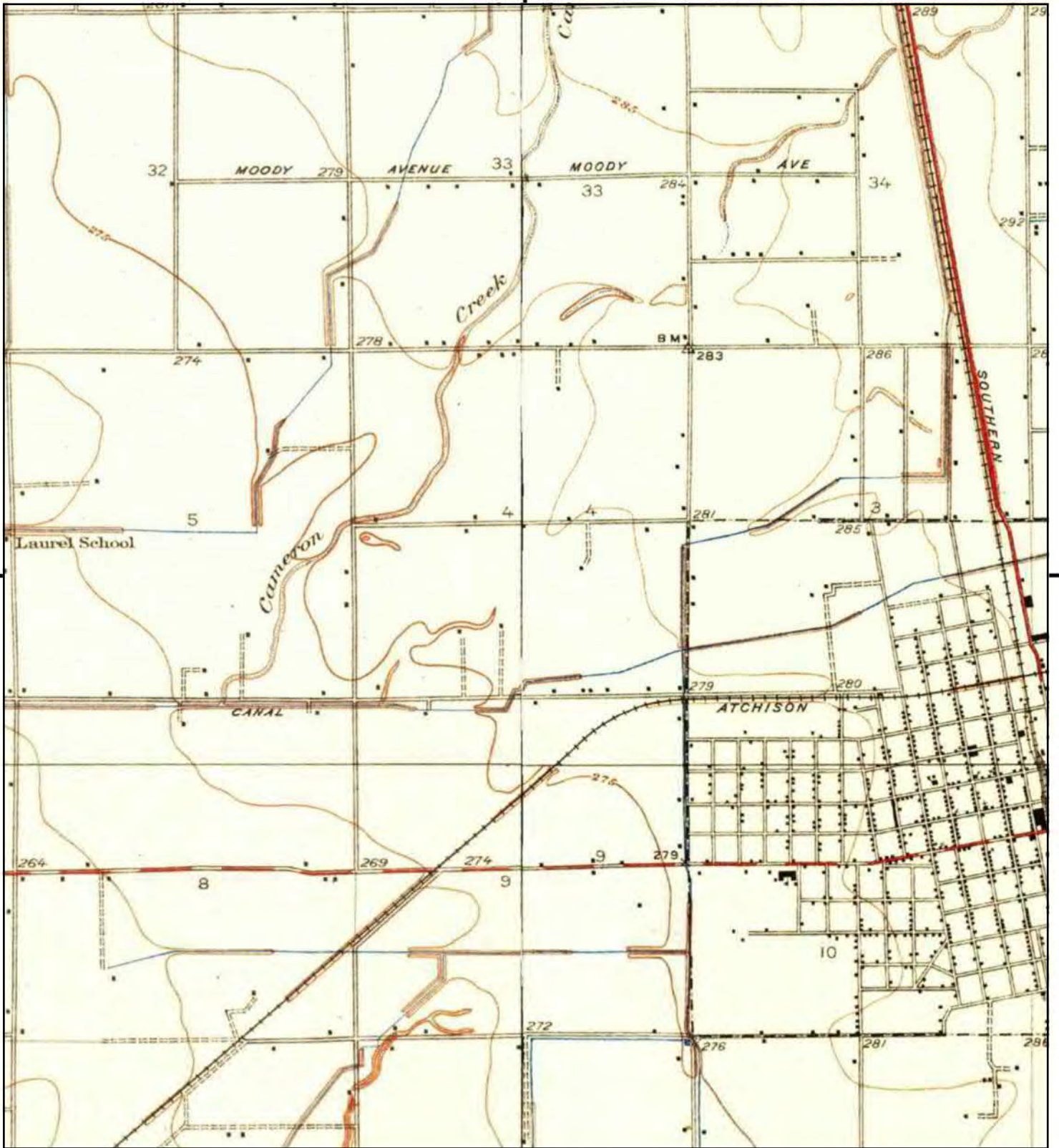
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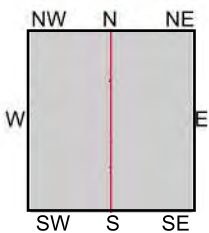
TP, Tulare, 1942, 15-minute

SITE NAME: Wild Oak
 ADDRESS: 2043 West Pleasant Avenue
 Tulare, CA 93274
 CLIENT: Brown & Caldwell Consultants





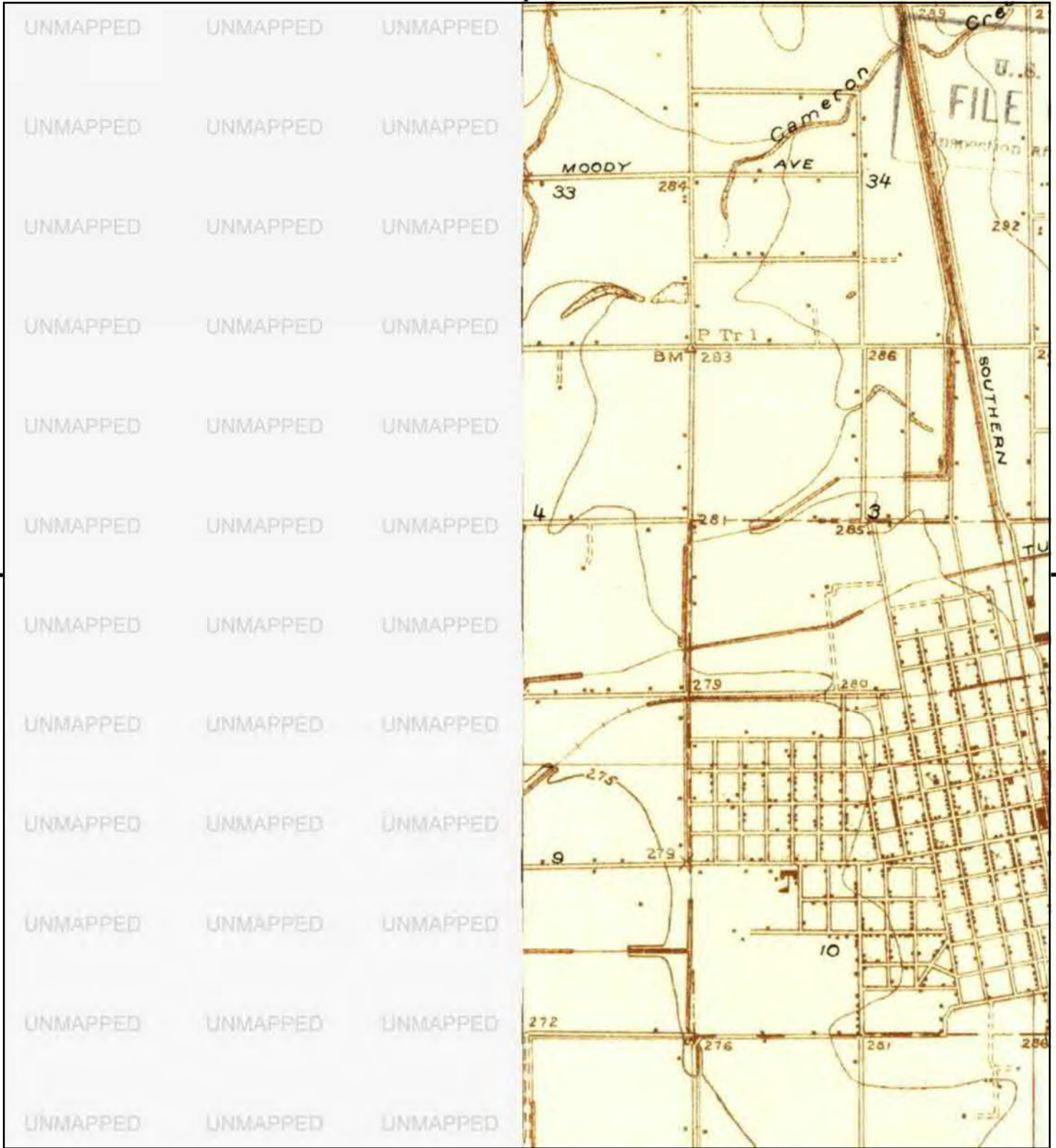
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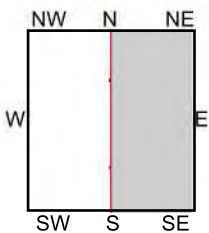
TP, Paige, 1927, 7.5-minute
SE, Tulare, 1927, 7.5-minute

SITE NAME: Wild Oak
ADDRESS: 2043 West Pleasant Avenue
Tulare, CA 93274
CLIENT: Brown & Caldwell Consultants





This report includes information from the following map sheet(s).



SE, Tulare, 1925, 7.5-minute

SITE NAME: Wild Oak
 ADDRESS: 2043 West Pleasant Avenue
 Tulare, CA 93274
 CLIENT: Brown & Caldwell Consultants





Wild Oak

2043 W Pleasant Ave
Tulare, CA 93274

Inquiry Number: 6905243.5
March 23, 2022

The EDR-City Directory Image Report

TABLE OF CONTENTS

SECTION

Executive Summary

Findings

City Directory Images

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Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available city directory data at 5 year intervals.

RECORD SOURCES

EDR's Digital Archive combines historical directory listings from sources such as Cole Information and Dun & Bradstreet. These standard sources of property information complement and enhance each other to provide a more comprehensive report.

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RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

<u>Year</u>	<u>Target Street</u>	<u>Cross Street</u>	<u>Source</u>
2017	<input checked="" type="checkbox"/>	<input type="checkbox"/>	EDR Digital Archive
2014	<input checked="" type="checkbox"/>	<input type="checkbox"/>	EDR Digital Archive
2010	<input checked="" type="checkbox"/>	<input type="checkbox"/>	EDR Digital Archive
2005	<input checked="" type="checkbox"/>	<input type="checkbox"/>	EDR Digital Archive
2000	<input checked="" type="checkbox"/>	<input type="checkbox"/>	EDR Digital Archive
1995	<input checked="" type="checkbox"/>	<input type="checkbox"/>	EDR Digital Archive
1992	<input checked="" type="checkbox"/>	<input type="checkbox"/>	EDR Digital Archive
1986	<input checked="" type="checkbox"/>	<input type="checkbox"/>	POLK DIRECTORY CO
1981	<input checked="" type="checkbox"/>	<input type="checkbox"/>	POLK DIRECTORY CO
1976	<input checked="" type="checkbox"/>	<input type="checkbox"/>	POLK DIRECTORY CO
1973	<input checked="" type="checkbox"/>	<input type="checkbox"/>	POLK DIRECTORY CO
1968	<input checked="" type="checkbox"/>	<input type="checkbox"/>	POLK DIRECTORY CO
1963	<input checked="" type="checkbox"/>	<input type="checkbox"/>	POLK DIRECTORY CO
1958	<input checked="" type="checkbox"/>	<input type="checkbox"/>	POLK DIRECTORY CO

EXECUTIVE SUMMARY

Year Target Street Cross Street Source

FINDINGS

TARGET PROPERTY STREET

2043 W Pleasant Ave
Tulare, CA 93274

<u>Year</u>	<u>CD Image</u>	<u>Source</u>
-------------	-----------------	---------------

ELDRIDGE AVE

2017	-	EDR Digital Archive	Target and Adjoining not listed in Source
2014	pg A2	EDR Digital Archive	
2010	-	EDR Digital Archive	Target and Adjoining not listed in Source
2005	-	EDR Digital Archive	Target and Adjoining not listed in Source
2000	-	EDR Digital Archive	Target and Adjoining not listed in Source
1995	-	EDR Digital Archive	Target and Adjoining not listed in Source
1992	-	EDR Digital Archive	Target and Adjoining not listed in Source
1986	-	POLK DIRECTORY CO	Street not listed in Source
1981	-	POLK DIRECTORY CO	Street not listed in Source
1976	-	POLK DIRECTORY CO	Street not listed in Source
1973	-	POLK DIRECTORY CO	Street not listed in Source
1968	-	POLK DIRECTORY CO	Street not listed in Source
1963	-	POLK DIRECTORY CO	Street not listed in Source
1958	-	POLK DIRECTORY CO	Street not listed in Source

W PLEASANT AVE

2017	pg A1	EDR Digital Archive
2014	pg A3	EDR Digital Archive
2010	pg A4	EDR Digital Archive
2005	pg A5	EDR Digital Archive
2000	pg A6	EDR Digital Archive
1995	pg A7	EDR Digital Archive
1992	pg A8	EDR Digital Archive
1986	pg A9	POLK DIRECTORY CO
1981	pg A10	POLK DIRECTORY CO
1976	pg A11	POLK DIRECTORY CO
1976	pg A12	POLK DIRECTORY CO

FINDINGS

<u>Year</u>	<u>CD Image</u>	<u>Source</u>	
1973	pg A13	POLK DIRECTORY CO	
1968	pg A14	POLK DIRECTORY CO	
1968	pg A15	POLK DIRECTORY CO	
1963	pg 0	POLK DIRECTORY CO	Target and Adjoining not listed in Source
1958	pg 0	POLK DIRECTORY CO	Street not listed in Source

FINDINGS

CROSS STREETS

No Cross Streets Identified

City Directory Images



-

W PLEASANT AVE 2017

1800 STANFILL, CINDY
1836 PENA, SANDRA A
1855 TULARE CITY ELEMENTARY SCHOOL DISTRI
1860 CAMPOS, JESUS A
1882 SILVA, FERNANDO M
1938 RODRIGUEZ, EMMANUEL
1940 GOMEZ, RAUL
1958 MICHELLE, GARCIA
1972 PINK, JOYCE B
1980 LOERA, JOSE M
1994 DUKE, CRYSTAL L
2000 STEWART, JUDY L
2042 GALVAN TRUCKING
2043 VANVALKENBURG, JIM W
2074 MARTINEZ, AUGIE M
2096 VANHOEK, JESSICA
2102 LEANOS, RODRIGO H
2680 JUNIO, RICHARD A



-

ELDRIDGE AVE 2014

2202 OCCUPANT UNKNOWN,
2205 OCCUPANT UNKNOWN,
2206 OCCUPANT UNKNOWN,
2209 OCCUPANT UNKNOWN,
2212 OCCUPANT UNKNOWN,
2213 OCCUPANT UNKNOWN,
2216 OCCUPANT UNKNOWN,
2217 OCCUPANT UNKNOWN,
2224 OCCUPANT UNKNOWN,
2225 OCCUPANT UNKNOWN,
2230 OCCUPANT UNKNOWN,
2233 OCCUPANT UNKNOWN,
2236 OCCUPANT UNKNOWN,
2240 OCCUPANT UNKNOWN,
2243 OCCUPANT UNKNOWN,
2244 OCCUPANT UNKNOWN,
2245 OCCUPANT UNKNOWN,
2248 OCCUPANT UNKNOWN,
2249 OCCUPANT UNKNOWN,
2253 OCCUPANT UNKNOWN,
2260 OCCUPANT UNKNOWN,
2261 OCCUPANT UNKNOWN,
2272 OCCUPANT UNKNOWN,
2273 OCCUPANT UNKNOWN,
2276 OCCUPANT UNKNOWN,
2279 OCCUPANT UNKNOWN,
2282 OCCUPANT UNKNOWN,
2285 OCCUPANT UNKNOWN,
2286 OCCUPANT UNKNOWN,
2289 OCCUPANT UNKNOWN,
2290 OCCUPANT UNKNOWN,
2293 OCCUPANT UNKNOWN,
2296 OCCUPANT UNKNOWN,
2297 OCCUPANT UNKNOWN,

W PLEASANT AVE 2014

1800	AHEDO, ANGEL
1822	AGUEDA, LEDEZMA
1836	OCCUPANT UNKNOWN,
1855	TULARE CITY ELEMENTARY SCHOOL DISTRI
1860	ROUTH, JOEY
1882	SILVA, FERNANDO M
1936	GONZALEZ, LUIS
1938	MEDRANO, ARTURO R
1940	GOMEZ, RAUL
1958	MORA, ERIK
1972	PINK, JOYCE B
1980	BALA, JENNA
1994	DUKE, CRYSTAL L
2000	STEWART, JUDY L
2042	GALVAN TRUCKING GONZALEZ, ANGELICA
2043	VANVALKENBURG, JIM
2074	REED, RENE R
2096	DOSSIN, JOHN
2102	LEANOS, RODRIGO H
2150	OROZCO, SUSANA
2680	JUNIO, RICHARD A

W PLEASANT AVE 2010

1800	MARQUEZ, ABIEL
1836	JONES, ADRIAN
1855	PLEASANT ELEMENTARY SCHOOL
1860	ROUTH, JOEY
1882	SILVA, FERNANDO M
1936	GONZALEZ, LUIS
1938	MEDRANO, ARTURO R
1940	GOMEZ, RAUL
1958	OCCUPANT UNKNOWN,
1972	PINK, JOYCE B
1980	OCHOA, JOSE L
1994	DUKE, CRYSTAL L
2000	OCCUPANT UNKNOWN,
2042	GALVAN, LUIS
2043	VANVALKENBURG, CLYDE W
2074	LOPEZ, ALFREDO
2096	FIGLIO, DANA E
2102	LEANOS, RODRIGO H
2150	GOVEA, DOMINGO M
2680	JUNIO, RICHARD A



-

W PLEASANT AVE 2005

1800 OCCUPANT UNKNOWN,
1822 MONCEDA, MARICELA L
1855 PLEASANT ELEMENTARY SCHOOL
1860 MILLER, LAVONNA
1882 SILVA, FERNANDO M
1936 GONZALEZ, LUIS
1938 MEDRANO, ARTURO R
1940 GOMEZ, RAUL
1958 PEREZ, LUIS O
1972 PINK, JOYCE B
1980 OCHOA, JOSE L
2000 HARMON, DAN
2042 AYALA, LUIS G
2043 VANVALKENBURG, CLYDE W
2074 GOMEZ, PETE B
2096 FIORE, DANA E
2102 LEANOS, RODRIGO
2150 OLAGUEZ, ALEJANDRO
2680 JUNIO, RICHARD A



-

W PLEASANT AVE 2000

1822 LEDEZMA, DAVID M
1836 OCCUPANT UNKNOWN,
1855 TULARE CITY ELEMENTARY SCHOOL DISTRICT
1860 OCCUPANT UNKNOWN,
1882 OCCUPANT UNKNOWN,
1938 OCCUPANT UNKNOWN,
1940 CLARK, CLYDE
1958 OCCUPANT UNKNOWN,
1972 GARY, CURTIS
1980 OCHOA, JOSE L
1992 SIMMONS, K A
1994 MATINEZ, MARLA
2000 HARMON, DAN
2042 AYALA, LUIS G
2043 OCCUPANT UNKNOWN,
2074 GOMEZ, PETE B
2096 OCCUPANT UNKNOWN,
2102 LEANOS, RODRIGO
2150 PASTORAL, AUGUSTO C



-

W PLEASANT AVE 1995

1800 OCCUPANT UNKNOWNN
1822 OCCUPANT UNKNOWNN
1836 JONES, ADRIAN L
1855 PLEASANT ELEMENTARY SCHOOL
1860 OCCUPANT UNKNOWNN
1882 SILVA, F M
1940 CLARK, CLYDE
1958 CLARK, CLYDE W
2043 VANVALKENBURG, C W
2074 GOMEZ, CHERYL
2102 BOSCH, GRACE
2150 PASTORAL, AUGUSTO
2268 AVILA, JOHN
2323 OCCUPANT UNKNOWNN
2680 BIXLER, RONALD



-

W PLEASANT AVE 1992

1622 WILSON, GORDON
1682 RODRIGUES, SERAFIN
1740 FAGUNDES, ANTHONY R
1760 AVILA, CANDY
1782 SOARES, DENNIS
1836 JONES, ADRIAN L
1855 TULARE CTY ELEM SC
1860 MACHADO, MIKE
1938 NEILSON, LOWELL L
2043 VAVALKENBURG, C W
2268 AVILA, JOHN
2323 PARRIERA, ALICE
2680 BIXLER, RONALD
LAURITZEN, HARVEY T

W PLEASANT AVE 1986

N DENAIR INTERSECTS

1622 Vacant

1682 Rodrigues John I ☉

1700 Vasquez Maria Mrs ☉

688-7442

1722 Boland Larry D ☉ 686-0433

1740 Fagundes Anthony R ☉

686-0921

1760 Avila Candy ☉ 688-8502

1782 Soares Dennis A ☉ 688-3892

1800 Gutierrez Ulfrano 688-5919

1822 Roomsburg Dorothy Mrs ☉

686-9508

1836 Quintana Ruby 688-3483

1860 Nitson Claude E ☉

MILNER ST INTERSECTS

1938 Neilson Lowell L ☉

1958 Clark Clyde ☉ 688-1594

1985★Watts Harold 688-9450

2001 Watts D ☉ 686-2591

2043 Van Valkenburg C W ☉

686-4584

2268 Avila Mary Mrs ☉ 686-7752

2323 Babcock Esther ☉ 686-0936

2680★Bixler Ronnie Mrs

N ENTERPRISE INTERSECTS

W PLEASANT AV DEAD

ENDS

W PLEASANT AVE 1981**N DENAIR INTERSECTS**

1622 Wilson Gordon © 686-5550

1682 Michigian Bruce © 688-6891

1700 Vasquez Santos © 688-8551

1722 Boland Larry D © 686-0433

1740 Fagundes Anthony R ©

686-0921

1760 Avila Mary M 688-8502

1782 Thieme Dorothy Mrs ©

686-6351

1800 Caswell Robt

1822 Roomsburg Dorothy Mrs ©

686-9508

1836 Renyolds Harold 688-5123

1860★Nitson Claude E ©

MILNER ST INTERSECTS

1938 Neilson Lowell L ©

1958★Van Valkenburg Jim

686-9300

1985★Clinton Don 688-2584

2001 Hawns

2043 Van Valkenburg C W ©

686-4584

2043½ Smith Clifford © 686-8410

2268 Avila John © 686-7752

2323 Miller Hal

2680 Lauritzen Harvey T ©

686-9575

N ENTERPRISE INTERSECTS**W PLEASANT AV DEAD****ENDS**

W PLEASANT AVE 1976

N DENAIR INTERSECTS

- 1622 Wilson Gordon 686-0501
- 1682 Bain Billie © 688-2281
- 1700 Vasquez Santos © 688-8551
- 1722 Loring C L © 686-9218
- 1740 Fagundes Anthony R ©
686-0921
- 1760 Carson Norvin 686-6703
- 1782 Dorothy's Beauty Salon
686-4908
- Thieme Donald © 686-4908
- 1800 Lacey Anna Mrs 686-8888
- 1822 Roomsburg Dorothy Mrs ©
686-9508

W PLEASANT AVE 1976

W PLEASANT AV—Contd

1836★Roberts Vern

1860 Bay Minnie B Mrs ©

686-0521

ENTERPRISE ST INTERSECTS

1938 Neilson Lowell ©

1958 Van Valkenburg James ©

686-9300

1985 Gordon Rick 688-9450

2001 Adams E W 686-4891

2043 Van Valkenburg C W ©

686-4584

2043½ Vacant

2268 Avila John © 686-7752

2323 Harter Patsy 686-1801

2680 Lauritzen Harvey T ©

686-9575

W PLEASANT AVE 1973

1622 Wilson Gordon 686-0501

1682 Bain Billie © 688-2281

1700 ★ Vasquez Santos ©

1722 Loring C L © 686-9218

1740 Fagundes Anthony R ©
686-0921

1760 ★ Carson Norvin

1782 Dorothy's Beauty Salon
686-4908

Thieme Donald © 686-4908

1800 Clark Barry E 686-4545

1822 Roomsburg Dorothy Mrs ©
686-9508

1836 Vacant

1860 Bay Minnie B Mrs ©
686-0521

ENTERPRISE ST INTERSECTS

1938 Nielson Lowell ©

1958 ★ Vanvalaenburg Jim

1985 Johnson John C 688-8518

2001 Janssen Arthur

2043 Van Valkenburg C W ©
686-4584

Van Valkenburg James ©
686-9300

2268 Avila John © 686-7752

2323 Kidd John 686-4490

2680 Lauritzen Harvey T ©
686-9575

W PLEASANT AVE 1968

1622 WILSON GORDON
686-0501

1740 FAGUNDES ANTHONY ●
686-0921

1760 ROSS HERSHEL 686-3930

1782 DOROTHYS BEAUTY SALON
● 686-4908

THIEME DONALD ●

W PLEASANT AVE 1968

1822 ROOMSBURG DOROTHY MRS

● 686-9508

1860 BAY BEN ● 686-0521

---ENTERPRISE INTERSECTS

1938 NIELSON LOWELL ●

1941 NOEL FLOYD

2043 VAN VALKENBURG C W ●

686-4584


VAN VALKENBURG JAMES

● 686-9300

2268 AVILA JOHN ● 686-7752

2323 VACANT

2680 LAURITZEN HARVEY T ●



Wild Oak

2043 West Pleasant Avenue

Tulare, CA 93274

Inquiry Number: 6905243.3

March 18, 2022

Certified Sanborn® Map Report



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

Certified Sanborn® Map Report

03/18/22

Site Name:

Wild Oak
2043 West Pleasant Avenue
Tulare, CA 93274
EDR Inquiry # 6905243.3

Client Name:

Brown & Caldwell Consultants
10777 Westheimer
Houston, TX 77042
Contact: Caroline Robinson



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Certified Sanborn Results:

Certification # 0E83-4C02-A601

PO # NA

Project Wild Oak

UNMAPPED PROPERTY

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Sanborn® Library search results

Certification #: 0E83-4C02-A601

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- University Publications of America
- EDR Private Collection

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Appendix E: VES Report

Wild Oak

2043 West Pleasant Avenue
Tulare, CA 93274

Inquiry Number: 6905243.2s
April 28, 2022

EDR Vapor Encroachment Screen

Prepared using EDR's Vapor Encroachment Worksheet

TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
Executive Summary	ES1
Primary Map	2
Secondary Map	3
Map Findings	4
Record Sources and Currency	GR-1

Thank you for your business.
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with any questions or comments.

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The EDR Vapor Encroachment Worksheet enables EDR's customers to make certain online modifications that effects maps, text and calculations contained in this Report. As a result, maps, text and calculations contained in this Report may have been so modified. EDR has not taken any action to verify any such modifications, and this report and the findings set forth herein must be read in light of this fact. Environmental Data Resources shall not be responsible for any customer's decision to include or not include in any final report any records determined to be within the relevant minimum search distances.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by EDR. The report was designed to assist parties seeking to meet the search requirements of the ASTM Standard Practice for Assessment of Vapor Encroachment into Structures on Property Involved in Real Estate Transactions (E 2600).

STANDARD ENVIRONMENTAL RECORDS	Default Area of Concern (Miles)*	property	1/10	> 1/10
Lists of Federal NPL (Superfund) sites	2.0	0	0	0
Lists of Federal Delisted NPL sites	1.0	0	0	0
Lists of Federal sites subject to CERCLA removals and CERCLA orders	2.0	0	0	0
Lists of Federal CERCLA sites with NFRAP	2.0	0	0	0
Lists of Federal RCRA facilities undergoing Corrective Action	1.0	0	0	0
Lists of Federal RCRA TSD facilities	2.0	0	0	0
Lists of Federal RCRA generators	2.0	0	0	0
Federal institutional controls / engineering controls registries	2.0	0	0	0
Federal ERNS list	property	0	-	-
Lists of state- and tribal (Superfund) equivalent sites	2.0	0	0	0
Lists of state- and tribal hazardous waste facilities	2.0	0	0	0
Lists of state and tribal landfills and solid waste disposal facilities	2.0	0	0	0
Lists of state and tribal leaking storage tanks	2.0	0	0	0
Lists of state and tribal registered storage tanks	0.5	0	0	0
State and tribal institutional control / engineering control registries	not searched	-	-	-
Lists of state and tribal voluntary cleanup sites	2.0	0	0	0
Lists of state and tribal brownfield sites	0.5	0	0	0

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists	property	0	-	-
Local Lists of Landfill / Solid Waste Disposal Sites	0.5	0	0	0
Local Lists of Hazardous waste / Contaminated Sites	1.0	0	0	0
Local Lists of Registered Storage Tanks	0.25	0	0	0
Local Land Records	2.0	0	0	0
Records of Emergency Release Reports	2.0	0	0	0
Other Ascertainable Records	2.0	0	0	1

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records	2.0	0	1	0
Exclusive Recovered Govt. Archives	property	0	-	-

EXECUTIVE SUMMARY

EDR RECOVERED GOVERNMENT ARCHIVES

EDR Exclusive Records	2.0	0	1	0
Exclusive Recovered Govt. Archives	property	0	-	-

*The Default Area of Concern may be adjusted by the environmental professional using experience and professional judgement. Each category may include several databases, and each database may have a different distance. A list of individual databases is provided at the back of this report.

EXECUTIVE SUMMARY

TARGET PROPERTY INFORMATION

ADDRESS

WILD OAK
2043 WEST PLEASANT AVENUE
TULARE, CA 93274

COORDINATES

Latitude (North):	36.216319 - 36° 12' 58.752136"
Longitude (West):	119.375716 - 119° 22' 32.581787"
Elevation:	281 ft. above sea level

EXECUTIVE SUMMARY

SEARCH RESULTS

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

<u>Name</u>	<u>Address</u>	<u>Dist/Dir</u>	<u>Map ID</u>	<u>Page</u>
Not Reported				

ADDITIONAL ENVIRONMENTAL RECORDS

<u>Name</u>	<u>Address</u>	<u>Dist/Dir</u>	<u>Map ID</u>	<u>Page</u>
CITY OF TULARE WATER WELL #26 CERS: CERS CUPA Listings: CUPA	PLEASANT W OF DENAIR	1/10 - 1/3 E	▲ 2	8

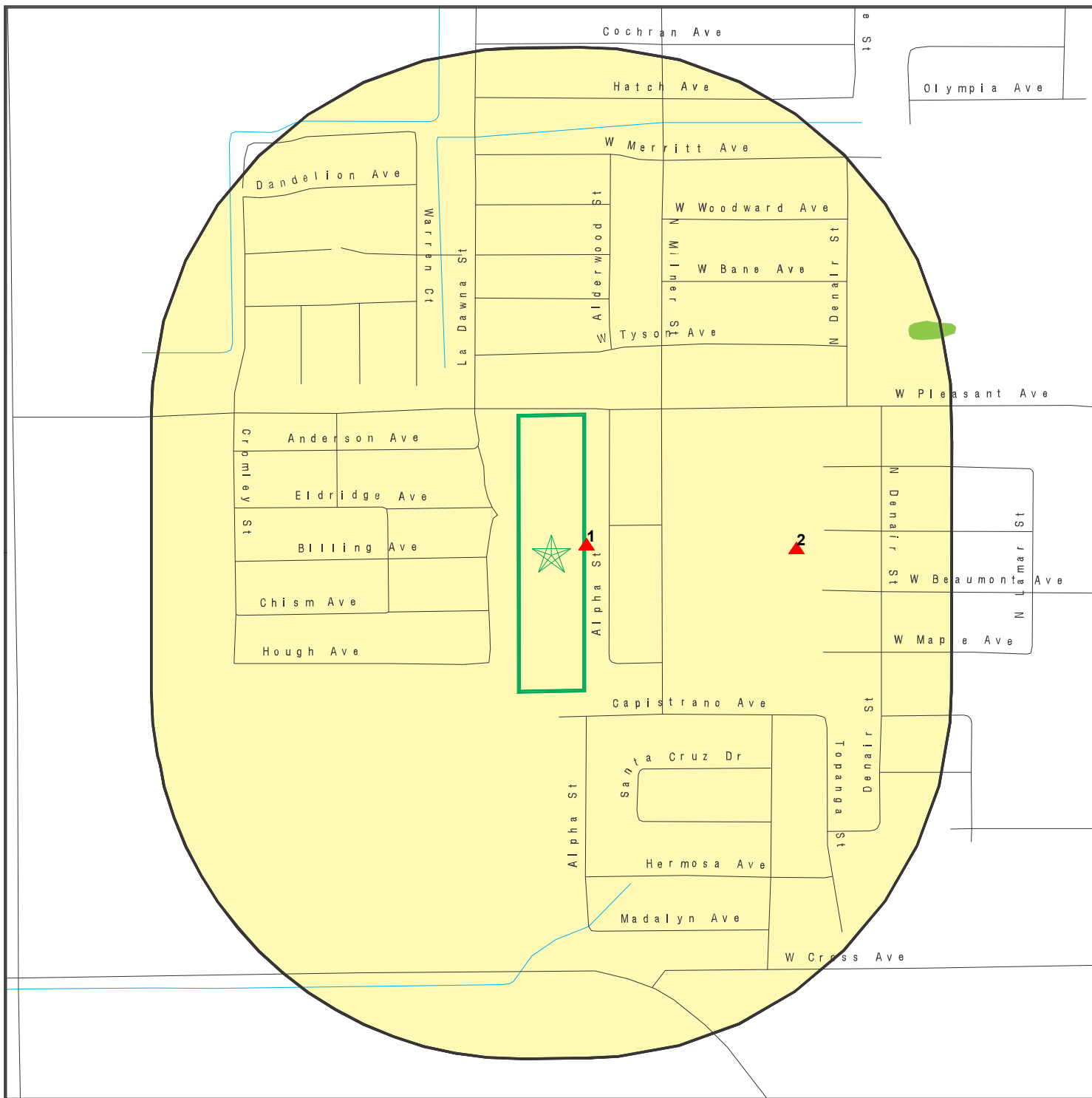
EDR HIGH RISK HISTORICAL RECORDS







<u>Name</u>	<u>Address</u>	<u>Dist/Dir</u>	<u>Map ID</u>	<u>Page</u>
HAPPY GAS EDR Hist Auto: EDR Hist Auto	761 ALPHA ST	<1/10 E	▲ 1	8







EDR RECOVERED GOVERNMENT ARCHIVES

<u>Name</u>	<u>Address</u>	<u>Dist/Dir</u>	<u>Map ID</u>	<u>Page</u>
Not Reported				

PRIMARY MAP - 6905243.2S



-  Target Property
-  Sites at elevations higher than or equal to the target property
-  Sites at elevations lower than the target property
-  Manufactured Gas Plants
-  National Priority List Sites
-  Dept. Defense Sites

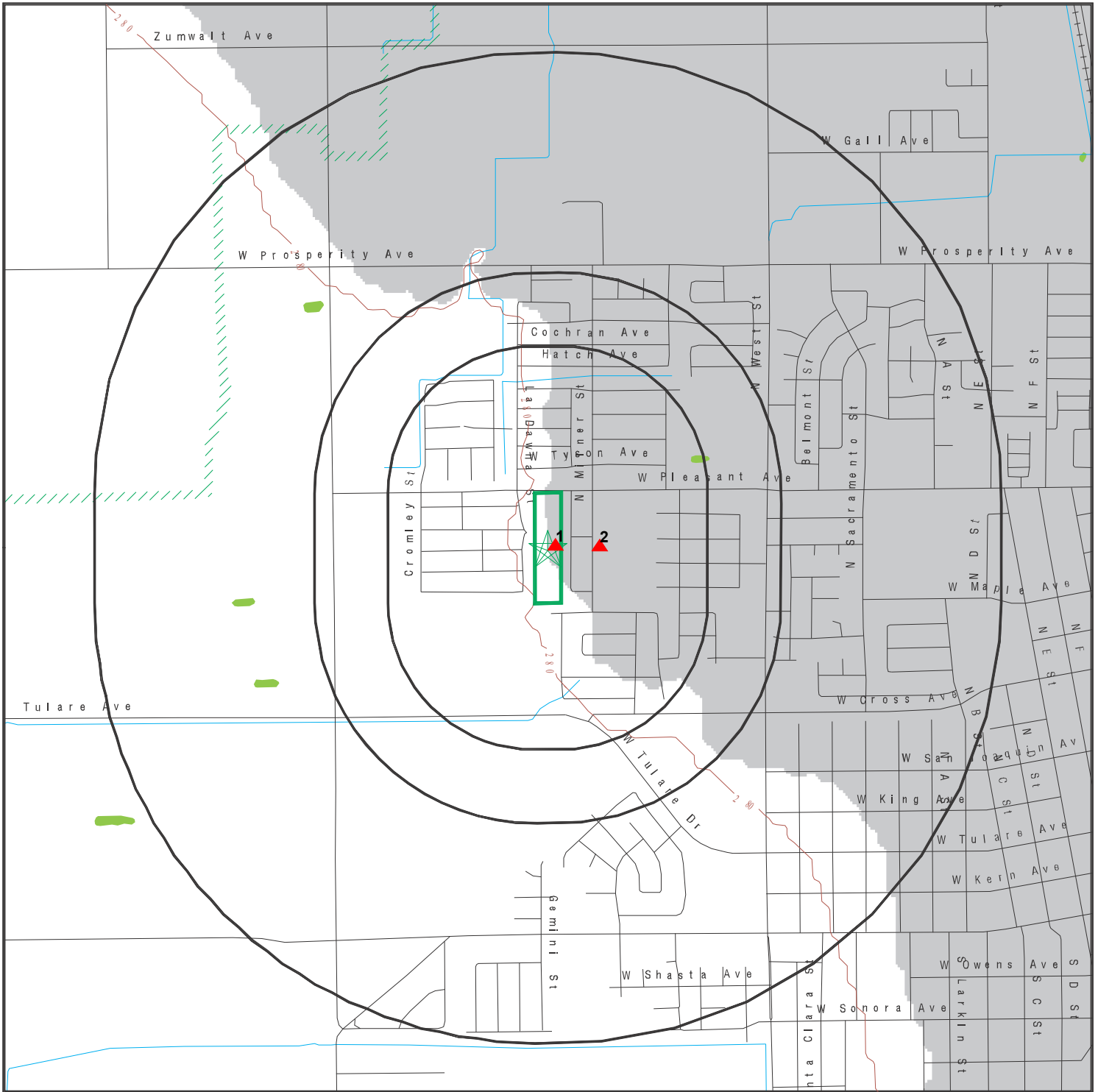
-  Indian Reservations BIA
-  Special Flood Hazard Area (1%)
-  0.2% Annual Chance Flood Hazard
-  National Wetland Inventory
-  State Wetlands
-  Areas of Concern

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Wild Oak
 ADDRESS: 2043 West Pleasant Avenue
 Tulare CA 93274
 LAT/LONG: 36.216319 / 119.375716

CLIENT: Brown & Caldwell Consultants
 CONTACT: Caroline Robinson
 INQUIRY #: 6905243.2s
 DATE: March 18, 2022 8:09 pm

SECONDARY MAP - 6905243.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites

Indian Reservations BIA

Special Flood Hazard Area (1%)

0.2% Annual Chance Flood Hazard

National Wetland Inventory

State Wetlands

Upgradient Area

Areas of Concern



This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Wild Oak
 ADDRESS: 2043 West Pleasant Avenue
 Tulare CA 93274
 LAT/LONG: 36.216319 / 119.375716

CLIENT: Brown & Caldwell Consultants
 CONTACT: Caroline Robinson
 INQUIRY #: 6905243.2s
 DATE: March 18, 2022 8:08 pm

MAP FINDINGS

LEGEND

FACILITY NAME FACILITY ADDRESS, CITY, ST, ZIP		EDR SITE ID NUMBER
◆ MAP ID#	Direction Distance Range (Distance feet / miles)	ASTM 2600 Record Sources found in this report. Each database searched has been assigned to one or more categories. For detailed information about categorization, see the section of the report Records Searched and Currency.
	Relative Elevation Feet Above Sea Level	
Worksheet:		
Comments: Comments may be added on the online Vapor Encroachment Worksheet.		

DATABASE ACRONYM: Applicable categories (A hoverbox with database description).

HAPPY GAS 761 ALPHA ST, TULARE, CA, 93274		1020248664
▲ 1	E <1/10 (8 ft. / 0.002 mi.)	EDR Exclusive Records
	1 ft. Higher Elevation 282 ft. Above Sea Level	

Worksheet:

Impact on Target Property: VEC does not exist

Comments: Chemicals of concern are not likely to be present at this source.

Conditions:

Not Applicable: YES

Groundwater Flow Gradient:

Upgradient or Indeterminate: YES

Topographically: YES

CITY OF TULARE WATER WELL #26 PLEASANT W OF DENAIR, TULARE, CA, 93274		S120051337
▲ 2	E 1/10 - 1/3 (1015 ft. / 0.192 mi.)	Other Ascertainable Records
	2 ft. Higher Elevation 283 ft. Above Sea Level	

Worksheet:

Impact on Target Property: VEC does not exist

Comments: Chemicals of concern are not likely to be present at this source.

Conditions:

Not Applicable: YES

Groundwater Flow Gradient:

Upgradient or Indeterminate: YES

Topographically: YES

MAP FINDINGS

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl Date	Active Date
ENVIRONMENTAL RECORDS						
Federal NPL site list						
US	NPL	National Priority List	EPA	01/25/2022	02/03/2022	02/22/2022
US	Proposed NPL	Proposed National Priority List Sites	EPA	01/25/2022	02/03/2022	02/22/2022
US	NPL LIENS	Federal Superfund Liens	EPA	10/15/1991	02/02/1994	03/30/1994
Federal CERCLIS list						
US	SEMS	Superfund Enterprise Management System	EPA	01/25/2022	02/03/2022	02/22/2022
Federal RCRA CORRACTS facilities list						
US	CORRACTS	Corrective Action Report	EPA	02/28/2022	03/02/2022	03/17/2022
Federal RCRA TSD facilities list						
US	RCRA-TSDF	RCRA - Treatment, Storage and Disposal	Environmental Protection Agency	02/28/2022	03/02/2022	03/17/2022
Federal RCRA generators list						
US	RCRA-LOG	RCRA - Large Quantity Generators	Environmental Protection Agency	02/28/2022	03/02/2022	03/17/2022
US	RCRA-SQG	RCRA - Small Quantity Generators	Environmental Protection Agency	02/28/2022	03/02/2022	03/17/2022
US	RCRA-VSQG	RCRA - Very Small Quantity Generators (Formerly Conditionall	Environmental Protection Agency	02/28/2022	03/02/2022	03/17/2022
Federal institutional controls / engineering controls registries						
US	LUCIS	Land Use Control Information System	Department of the Navy	11/15/2021	11/16/2021	02/08/2022
US	US ENG CONTROLS	Engineering Controls Sites List	Environmental Protection Agency	11/19/2021	11/19/2021	02/14/2022
US	US INST CONTROLS	Institutional Controls Sites List	Environmental Protection Agency	11/19/2021	11/19/2021	02/14/2022
Federal ERNS list						
US	ERNS	Emergency Response Notification System	National Response Center, United States Coast	12/31/2021	03/01/2022	03/10/2022
State and tribal - equivalent NPL						
CA	RESPONSE	State Response Sites	Department of Toxic Substances Control	10/25/2021	10/26/2021	01/14/2022
State and tribal - equivalent CERCLIS						
CA	ENVIROSTOR	EnviroStor Database	Department of Toxic Substances Control	10/25/2021	10/26/2021	01/14/2022
State and tribal landfill / solid waste disposal						
CA	SWF/LF (SWIS)	Solid Waste Information System	Department of Resources Recycling and Recover	11/08/2021	11/09/2021	01/28/2022
State and tribal leaking storage tank lists						
CA	LUST REG 1	Active Toxic Site Investigation	California Regional Water Quality Control Boa	02/01/2001	02/28/2001	03/29/2001
CA	LUST REG 6V	Leaking Underground Storage Tank Case Listing	California Regional Water Quality Control Boa	06/07/2005	06/07/2005	06/29/2005
CA	LUST REG 9	Leaking Underground Storage Tank Report	California Regional Water Quality Control Boa	03/01/2001	04/23/2001	05/21/2001
CA	LUST REG 6L	Leaking Underground Storage Tank Case Listing	California Regional Water Quality Control Boa	09/09/2003	09/10/2003	10/07/2003
CA	LUST REG 4	Underground Storage Tank Leak List	California Regional Water Quality Control Boa	09/07/2004	09/07/2004	10/12/2004
CA	LUST REG 5	Leaking Underground Storage Tank Database	California Regional Water Quality Control Boa	07/01/2008	07/22/2008	07/31/2008
CA	LUST REG 7	Leaking Underground Storage Tank Case Listing	California Regional Water Quality Control Boa	02/26/2004	02/26/2004	03/24/2004

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov. Date	Arvl. Date	Active Date
CA	LUST REG 8	Leaking Underground Storage Tanks	California Regional Water Quality Control Board	02/14/2005	02/15/2005	03/28/2005
CA	LUST	Leaking Underground Fuel Tank Report (GEOTRACKER)	State Water Resources Control Board	12/06/2021	12/07/2021	02/23/2022
CA	LUST REG 2	Fuel Leak List	California Regional Water Quality Control Board	09/30/2004	10/20/2004	11/19/2004
CA	LUST REG 3	Leaking Underground Storage Tank Database	California Regional Water Quality Control Board	05/19/2003	05/19/2003	06/02/2003
US	INDIAN LUST R1	Leaking Underground Storage Tanks on Indian Land	EPA Region 1	04/28/2021	06/11/2021	09/07/2021
US	INDIAN LUST R4	Leaking Underground Storage Tanks on Indian Land	EPA Region 4	05/28/2021	06/22/2021	09/20/2021
US	INDIAN LUST R6	Leaking Underground Storage Tanks on Indian Land	EPA Region 6	10/12/2021	11/15/2021	02/08/2022
US	INDIAN LUST R5	Leaking Underground Storage Tanks on Indian Land	EPA, Region 5	10/12/2021	11/15/2021	02/08/2022
US	INDIAN LUST R10	Leaking Underground Storage Tanks on Indian Land	EPA Region 10	10/12/2021	11/15/2021	02/08/2022
US	INDIAN LUST R9	Leaking Underground Storage Tanks on Indian Land	Environmental Protection Agency	10/12/2021	11/15/2021	02/08/2022
US	INDIAN LUST R8	Leaking Underground Storage Tanks on Indian Land	EPA Region 8	10/12/2021	11/15/2021	02/08/2022
US	INDIAN LUST R7	Leaking Underground Storage Tanks on Indian Land	EPA Region 7	10/12/2021	11/15/2021	02/08/2022
CA	CPS-SLIC	Statewide SLIC Cases (GEOTRACKER)	State Water Resources Control Board	12/06/2021	12/07/2021	02/23/2022
CA	SLIC REG 1	Active Toxic Site Investigations	California Regional Water Quality Control Board	04/03/2003	04/07/2003	04/25/2003
CA	SLIC REG 2	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	Regional Water Quality Control Board San Fran	09/30/2004	10/20/2004	11/19/2004
CA	SLIC REG 3	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	California Regional Water Quality Control Board	05/18/2006	05/18/2006	06/15/2006
CA	SLIC REG 4	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	Region Water Quality Control Board Los Angele	11/17/2004	11/18/2004	01/04/2005
CA	SLIC REG 5	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	Regional Water Quality Control Board Central	04/01/2005	04/05/2005	04/21/2005
CA	SLIC REG 6V	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	Regional Water Quality Control Board, Victorv	05/24/2005	05/25/2005	06/16/2005
CA	SLIC REG 6L	SLIC Sites	California Regional Water Quality Control Board	09/07/2004	09/07/2004	10/12/2004
CA	SLIC REG 7	SLIC List	California Regional Water Quality Control Board, Co	11/24/2004	11/29/2004	01/04/2005
CA	SLIC REG 8	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	California Region Water Quality Control Board	04/03/2008	04/03/2008	04/14/2008
CA	SLIC REG 9	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	California Regional Water Quality Control Board	09/10/2007	09/11/2007	09/28/2007
State and tribal registered storage tank lists						
CA	UST	Active UST Facilities	SWRCB	12/06/2021	12/07/2021	02/23/2022
CA	MILITARY UST SITES	Military UST Sites (GEOTRACKER)	State Water Resources Control Board	12/06/2021	12/07/2021	02/23/2022
CA	UST CLOSURE	Proposed Closure of Underground Storage Tank (UST) Cases	State Water Resources Control Board	12/01/2021	12/07/2021	03/02/2022
CA	AST	Aboveground Petroleum Storage Tank Facilities	California Environmental Protection Agency	07/06/2016	07/12/2016	09/19/2016
US	INDIAN UST R4	Underground Storage Tanks on Indian Land	EPA Region 4	05/28/2021	06/22/2021	09/20/2021
US	INDIAN UST R6	Underground Storage Tanks on Indian Land	EPA Region 6	10/12/2021	11/15/2021	02/08/2022
US	INDIAN UST R5	Underground Storage Tanks on Indian Land	EPA Region 5	04/06/2021	06/11/2021	09/07/2021
US	INDIAN UST R1	Underground Storage Tanks on Indian Land	EPA, Region 1	10/14/2021	11/15/2021	02/08/2022
US	INDIAN UST R10	Underground Storage Tanks on Indian Land	EPA Region 10	10/12/2021	11/15/2021	02/08/2022
US	INDIAN UST R7	Underground Storage Tanks on Indian Land	EPA Region 7	10/12/2021	11/15/2021	02/08/2022
US	INDIAN UST R9	Underground Storage Tanks on Indian Land	EPA Region 9	10/12/2021	11/15/2021	02/08/2022
US	INDIAN UST R8	Underground Storage Tanks on Indian Land	EPA Region 8	10/12/2021	11/15/2021	02/08/2022
US	FEMA UST	Underground Storage Tank Listing	FEMA	10/14/2021	11/05/2021	02/01/2022
State and tribal voluntary cleanup sites						
US	INDIAN VCP R7	Voluntary Cleanup Priority Listing	EPA, Region 7	03/20/2008	04/22/2008	05/19/2008
CA	VCP	Voluntary Cleanup Program Properties	Department of Toxic Substances Control	10/25/2021	10/26/2021	01/14/2022
US	INDIAN VCP R1	Voluntary Cleanup Priority Listing	EPA, Region 1	07/27/2015	09/29/2015	02/18/2016

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl Date	Active Date
	<i>State and tribal Brownfields sites</i>					
CA	BROWNFIELDS	Considered Brownfields Sites Listing	State Water Resources Control Board	12/15/2021	12/16/2021	03/03/2022
	<i>Other Records</i>					
US	CONSENT	Superfund (CERCLA) Consent Decrees	Department of Justice, Consent Decree Library	09/30/2021	10/13/2021	01/10/2022
US	ROD	Records Of Decision	EPA	01/25/2022	02/03/2022	02/22/2022
US	LIENS 2	CERCLA Lien Information	Environmental Protection Agency	01/25/2022	02/03/2022	02/22/2022
CA	HIST CAL-SITES	Calsites Database	Department of Toxic Substance Control	08/08/2005	08/03/2006	08/24/2006
US	DEBRIS REGION 9	Torres Martinez Reservation Illegal Dump Site Locations	EPA, Region 9	01/12/2009	05/07/2009	09/21/2009
CA	SWRCY	Recycler Database	Department of Conservation	12/06/2021	12/07/2021	02/23/2022
CA	CA FID UST	Facility Inventory Database	California Environmental Protection Agency	10/31/1994	09/05/1995	09/29/1995
CA	HIST UST	Hazardous Substance Storage Container Database	State Water Resources Control Board	10/15/1990	01/25/1991	02/12/1991
CA	SAN FRANCISCO AST	Aboveground Storage Tank Site Listing	San Francisco County Department of Public Health	11/04/2021	11/05/2021	01/24/2022
CA	SWEEPS UST	SWEEPS UST Listing	State Water Resources Control Board	06/01/1994	07/07/2005	08/11/2005
US	FUSRAP	Formerly Utilized Sites Remedial Action Program	Department of Energy	07/26/2021	07/27/2021	10/22/2021
US	PCB TRANSFORMER	PCB Transformer Registration Database	Environmental Protection Agency	09/13/2019	11/06/2019	02/10/2020
US	COAL ASH DOE	Steam-Electric Plant Operation Data	Department of Energy	12/31/2020	11/30/2021	02/22/2022
US	US FIN ASSUR	Financial Assurance Information	Environmental Protection Agency	12/13/2021	12/17/2021	03/17/2022
US	SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing	Environmental Protection Agency	01/01/2017	02/03/2017	04/07/2017
US	2020 COR ACTION	2020 Corrective Action Program List	Environmental Protection Agency	09/30/2017	05/08/2018	07/20/2018
US	LEAD SMELTER 1	Lead Smelter Sites	Environmental Protection Agency	01/25/2022	02/03/2022	02/22/2022
US	COAL ASH EPA	Coal Combustion Residues Surface Impoundments List	Environmental Protection Agency	01/12/2017	03/05/2019	11/11/2019
US	LEAD SMELTER 2	Lead Smelter Sites	Environmental Protection Agency	04/05/2001	10/27/2010	12/02/2010
US	EPA WATCH LIST	EPA WATCH LIST	American Journal of Public Health	08/30/2013	03/21/2014	06/17/2014
US	US AIRS (AFS)	Aerometric Information Retrieval System Facility Subsystem (Environmental Protection Agency	10/12/2016	10/26/2016	02/03/2017
US	US AIRS MINOR	Air Facility System Data	EPA	10/12/2016	10/26/2016	02/03/2017
US	US HIST CDL	National Clandestine Laboratory Register	Drug Enforcement Administration	11/16/2021	11/18/2021	02/09/2022
US	Delisted NPL	National Priority List Deletions	EPA	01/25/2022	02/03/2022	02/22/2022
US	SEMS-ARCHIVE	Superfund Enterprise Management System Archive	EPA	01/25/2022	02/03/2022	02/22/2022
US	RCRA NonGen / NLR	RCRA - Non Generators / No Longer Regulated	Environmental Protection Agency	02/28/2022	03/02/2022	03/17/2022
US	HMIRS	Hazardous Materials Information Reporting System	U.S. Department of Transportation	12/15/2021	12/16/2021	03/10/2022
US	DOT OPS	Incident and Accident Data	Department of Transportation, Office of Pipeline	01/02/2020	01/28/2020	04/17/2020
US	US CDL	Clandestine Drug Labs	Drug Enforcement Administration	11/16/2021	11/18/2021	02/09/2022
US	US BROWNFIELDS	A Listing of Brownfields Sites	Environmental Protection Agency	02/23/2022	03/10/2022	03/10/2022
US	DOD	Department of Defense Sites	USGS	06/07/2021	07/13/2021	03/09/2022
US	FEDLAND	Federal and Indian Lands	U.S. Geological Survey	04/02/2018	04/11/2018	11/06/2019
US	FUDS	Formerly Used Defense Sites	U.S. Army Corps of Engineers	10/26/2021	11/16/2021	02/08/2022
US	UMTRA	Uranium Mill Tailings Sites	Department of Energy	08/30/2019	11/15/2019	01/28/2020
US	ODI	Open Dump Inventory	Environmental Protection Agency	06/30/1985	08/09/2004	09/17/2004
US	MINES VIOLATIONS	MSHA Violation Assessment Data	DOL, Mine Safety & Health Admi	06/30/2021	07/01/2021	09/28/2021
US	US MINES	Mines Master Index File	Department of Labor, Mine Safety and Health A	11/02/2021	11/22/2021	02/14/2022
US	US MINES 2	Ferrous and Nonferrous Metal Mines Database Listing	USGS	05/06/2020	05/27/2020	08/13/2020
US	US MINES 3	Active Mines & Mineral Plants Database Listing	USGS	04/14/2011	06/08/2011	09/13/2011
US	PRP	Potentially Responsible Parties	EPA	01/25/2022	02/03/2022	02/25/2022
US	TRIS	Toxic Chemical Release Inventory System	EPA	12/31/2018	08/14/2020	11/04/2020
US	TSCA	Toxic Substances Control Act	EPA	12/31/2016	06/17/2020	09/10/2020

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl Date	Active Date
US	FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA/Office of Prevention, Pesticides and Toxi	04/09/2009	04/16/2009	05/11/2009
US	FTTS INSP	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA	04/09/2009	04/16/2009	05/11/2009
US	HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HIST FTTS INSP	FIFRA/TSCA Tracking System Inspection & Enforcement Case Lis	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	SSTS	Section 7 Tracking Systems	EPA	10/18/2021	10/20/2021	01/10/2022
US	ICIS	Integrated Compliance Information System	Environmental Protection Agency	11/18/2016	11/23/2016	02/10/2017
US	PADS	PCB Activity Database System	EPA	11/19/2020	01/08/2021	03/22/2021
US	MLTS	Material Licensing Tracking System	Nuclear Regulatory Commission	07/29/2021	08/24/2021	11/19/2021
US	RADINFO	Radiation Information Database	Environmental Protection Agency	07/01/2019	07/01/2019	09/23/2019
US	FINDS	Facility Index System/Facility Registry System	EPA	11/04/2021	11/22/2021	02/25/2022
US	RAATS	RCRA Administrative Action Tracking System	EPA	04/17/1995	07/03/1995	08/07/1995
US	RMP	Risk Management Plans	Environmental Protection Agency	10/20/2021	11/05/2021	11/12/2021
US	BRS	Biennial Reporting System	EPA/NTIS	12/31/2019	09/15/2021	12/14/2021
US	PWS	Public Water System Data	EPA	12/17/2013	01/09/2014	10/15/2014
US	INDIAN RESERV	Indian Reservations	USGS	12/31/2014	07/14/2015	01/10/2017
US	INDIAN ODI	Report on the Status of Open Dumps on Indian Lands	Environmental Protection Agency	12/31/1998	12/03/2007	01/24/2008
US	IHS OPEN DUMPS	Open Dumps on Indian Land	Department of Health & Human Services, Indian	04/01/2014	08/06/2014	01/29/2015
US	ABANDONED MINES	Abandoned Mines	Department of Interior	12/14/2021	12/15/2021	03/10/2022
CA	CA BOND EXP. PLAN	Bond Expenditure Plan	Department of Health Services	01/01/1989	07/27/1994	08/02/1994
CA	CDL	Clandestine Drug Labs	Department of Toxic Substances Control	12/31/2019	01/20/2021	04/08/2021
CA	CHMIRS	California Hazardous Material Incident Report System	Office of Emergency Services	09/30/2021	10/19/2021	01/12/2022
CA	CORTESE	"Cortese" Hazardous Waste & Substances Sites List	CAL EPA/Office of Emergency Information	12/16/2021	12/16/2021	03/03/2022
CA	CUPA LIVERMORE-PLEASANTON	CUPA Facility Listing	Livermore-Pleasanton Fire Department	05/01/2019	05/14/2019	07/17/2019
CA	DEED	Deed Restriction Listing	DTSC and SWRCB	11/30/2021	11/30/2021	02/16/2022
CA	DRYCLEAN AVAQMD	Antelope Valley Air Quality Management District Drycleaner L	Antelope Valley Air Quality Management Distri	11/29/2021	11/29/2021	02/14/2022
CA	DRYCLEAN SOUTH COAST	South Coast Air Quality Management District Drycleaner Listi	South Coast Air Quality Management District	11/17/2021	11/18/2021	02/07/2022
CA	DRYCLEANERS	Cleaner Facilities	Department of Toxic Substance Control	08/27/2021	09/01/2021	11/19/2021
CA	EMI	Emissions Inventory Data	California Air Resources Board	12/31/2019	06/10/2021	08/27/2021
CA	ENF	Enforcement Action Listing	State Water Resources Control Board	11/10/2021	11/11/2021	12/29/2022
CA	Financial Assurance 1	Financial Assurance Information Listing	Department of Toxic Substances Control	10/05/2021	10/06/2021	02/03/2022
CA	Financial Assurance 2	Financial Assurance Information Listing	Department of Toxic Substances Control	11/18/2021	11/19/2021	02/07/2022
CA	HAULERS	Registered Waste Tire Haulers Listing	California Integrated Waste Management Board	09/14/2021	11/11/2021	11/23/2021
CA	HIST CORTESE	Hazardous Waste & Substance Site List	Integrated Waste Management Board	04/01/2001	01/22/2009	04/08/2009
CA	HWP	EnviroStor Permitted Facilities Listing	Department of Toxic Substances Control	11/15/2021	11/15/2021	02/03/2022
CA	HWT	Registered Hazardous Waste Transporter Database	Department of Toxic Substances Control	10/04/2021	10/05/2021	12/22/2021
CA	ICE	ICE	Department of Toxic Substances Control	11/15/2021	11/15/2021	02/03/2022
CA	LDS	Land Disposal Sites Listing (GEOTRACKER)	State Water Quality Control Board	12/06/2021	12/07/2021	02/23/2022
CA	LIENS	Environmental Liens Listing	Department of Toxic Substances Control	02/24/2022	02/25/2022	03/09/2022
CA	MCS	Military Cleanup Sites Listing (GEOTRACKER)	State Water Resources Control Board	12/06/2021	12/07/2021	02/23/2022
CA	MINES	Mines Site Location Listing	Department of Conservation	12/06/2021	12/07/2021	02/23/2022
CA	MWMP	Medical Waste Management Program Listing	Department of Public Health	11/18/2021	11/30/2021	02/17/2022
CA	NPDES	NPDES Permits Listing	State Water Resources Control Board	11/09/2021	11/09/2021	01/17/2022
CA	PEST LIC	Pesticide Regulation Licenses Listing	Department of Pesticide Regulation	11/30/2021	11/30/2021	02/11/2022
CA	PROC	Certified Processors Database	Department of Conservation	11/29/2021	11/29/2021	02/11/2022
CA	NOTIFY 65	Proposition 65 Records	State Water Resources Control Board	12/13/2021	12/14/2021	03/03/2022
CA	SCH	School Property Evaluation Program	Department of Toxic Substances Control	10/25/2021	10/26/2021	01/14/2022
CA	SPILLS 90	SPILLS90 data from FirstSearch	FirstSearch	06/06/2012	01/03/2013	02/22/2013

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl Date	Active Date
CA	TOXIC PITS	Toxic Pits Cleanup Act Sites	State Water Resources Control Board	07/01/1995	08/30/1995	09/26/1995
CA	UIC	UIC Listing	Deaprtment of Conservation	12/03/2021	12/07/2021	02/24/2022
CA	WASTEWATER PITS	Oil Wastewater Pits Listing	RWQCB, Central Valley Region	02/11/2021	07/01/2021	09/29/2021
CA	WDS	Waste Discharge System	State Water Resources Control Board	06/19/2007	06/20/2007	06/29/2007
CA	WIP	Well Investigation Program Case List	Los Angeles Water Quality Control Board	07/03/2009	07/21/2009	08/03/2009
CA	WMUDS/SWAT	Waste Management Unit Database	State Water Resources Control Board	04/01/2000	04/10/2000	05/10/2000
CA	WDR	Waste Discharge Requirements Listing	State Water Resources Control Board	12/06/2021	12/07/2021	02/23/2022
CA	WELL STIM PROJ	Well Stimulation Project (GEOTRACKER)	State Water Resources Control Board	12/06/2021	12/07/2021	02/23/2022
US	DOCKET HWC	Hazardous Waste Compliance Docket Listing	Environmental Protection Agency	05/06/2021	05/21/2021	08/11/2021
CA	UIC GEO	Underground Injection Control Sites (GEOTRACKER)	State Water Resource Control Board	12/06/2021	12/07/2021	01/12/2022
CA	CERS TANKS	California Environmental Reporting System (CERS) Tanks	California Environmental Protection Agency	10/18/2021	10/19/2021	01/23/2022
CA	SAMPLING POINT	Sampling Point ? Public Sites (GEOTRACKER)	State Water Resources Control Board	12/06/2021	12/07/2021	02/23/2022
US	FUELS PROGRAM	EPA Fuels Program Registered Listing	EPA	11/15/2021	11/15/2021	02/10/2022
CA	AQUEOUS FOAM	Former Fire Training Facility Assessments Listing	State Water Resources Control Board	02/20/2020	12/10/2021	02/25/2022
CA	CIWQS	California Integrated Water Quality System	State Water Resources Control Board	11/30/2021	11/30/2021	02/16/2022
US	MINES MRDS	Mineral Resources Data System	USGS	04/06/2018	10/21/2019	10/24/2019
CA	OTHER OIL GAS	Other Oil & Gas Projects Sites (GEOTRACKER)	State Water Resources Control Board	12/06/2021	12/07/2021	02/23/2022
CA	NON-CASE INFO	Non-Case Information Sites (GEOTRACKER)	State Water Resources Control Board	12/06/2021	12/07/2021	02/23/2022
CA	CERS HAZ WASTE	CERS HAZ WASTE	CalEPA	10/18/2021	10/19/2021	01/12/2022
CA	CERS	CalEPA Regulated Site Portal Data	California Environmental Protection Agency	10/18/2021	10/19/2021	01/12/2022
US	ECHO	Enforcement & Compliance History Information	Environmental Protection Agency	01/01/2022	01/04/2022	01/10/2022
US	UXO	Unexploded Ordnance Sites	Department of Defense	12/31/2020	01/11/2022	02/14/2022
CA	HWTS	Hazardous Waste Tracking System	Department of Toxic Substances Control	07/13/2021	07/14/2021	10/06/2021
US	FEDERAL FACILITY	Federal Facility Site Information listing	Environmental Protection Agency	05/25/2021	06/24/2021	09/20/2021
CA	PROJECT	Project Sites (GEOTRACKER)	State Water Resources Control Board	12/06/2021	12/07/2021	02/23/2022
CA	PFAS	PFAS Contamination Site Location Listing	State Water Resources Control Board	12/06/2021	12/07/2021	02/23/2022
CA	PROD WATER PONDS	Produced Water Ponds Sites (GEOTRACKER)	State Water Resources Control Board	12/06/2021	12/07/2021	02/23/2022
CA	MILITARY PRIV SITES	Military Privatized Sites (GEOTRACKER)	State Water Resources Control Board	12/06/2021	12/07/2021	02/23/2022
HISTORICAL USE RECORDS						
US	EDR MGP	EDR Proprietary Manufactured Gas Plants	EDR, Inc.			
US	EDR Hist Auto	EDR Exclusive Historical Auto Stations	EDR, Inc.			
US	EDR Hist Cleaner	EDR Exclusive Historical Cleaners	EDR, Inc.			
CA	RGA LF	Recovered Government Archive Solid Waste Facilities List	Department of Resources Recycling and Recover		07/01/2013	01/13/2014
CA	RGA LUST	Recovered Government Archive Leaking Underground Storage Tan	State Water Resources Control Board		07/01/2013	12/30/2013

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl Date	Active Date
COUNTY RECORDS						
CA	CS ALAMEDA	Contaminated Sites	Alameda County Environmental Health Services	01/09/2019	01/11/2019	03/05/2019
CA	UST ALAMEDA	Underground Tanks	Alameda County Environmental Health Services	09/30/2021	10/01/2021	12/15/2021
CA	CUPA AMADOR	CUPA Facility List	Amador County Environmental Health	11/01/2021	11/02/2021	01/24/2022
CA	CUPA BUTTE	CUPA Facility Listing	Public Health Department	04/21/2017	04/25/2017	08/09/2017
CA	CUPA CALVERAS	CUPA Facility Listing	Calveras County Environmental Health	09/15/2021	09/16/2021	12/09/2021
CA	CUPA COLUSA	CUPA Facility List	Health & Human Services	04/06/2020	04/23/2020	07/10/2020
CA	SL CONTRA COSTA	Site List	Contra Costa Health Services Department	10/22/2021	10/26/2021	01/19/2022
CA	CUPA DEL NORTE	CUPA Facility List	Del Norte County Environmental Health Divisio	10/01/2021	11/02/2021	01/24/2022
CA	CUPA EL DORADO	CUPA Facility List	El Dorado County Environmental Management Dep	11/30/2021	12/01/2021	02/16/2022
CA	CUPA FRESNO	CUPA Resources List	Dept. of Community Health	06/28/2021	12/21/2021	03/03/2022
CA	CUPA GLENN	CUPA Facility List	Glenn County Air Pollution Control District	01/22/2018	01/24/2018	03/14/2018
CA	CUPA HUMBOLDT	CUPA Facility List	Humboldt County Environmental Health	08/12/2021	08/12/2021	11/08/2021
CA	CUPA IMPERIAL	CUPA Facility List	San Diego Border Field Office	10/18/2021	10/20/2021	01/12/2022
CA	CUPA INYO	CUPA Facility List	Inyo County Environmental Health Services	04/02/2018	04/03/2018	06/14/2018
CA	CUPA KERN	CUPA Facility List	Kern County Public Health	11/10/2021	11/12/2021	02/02/2022
CA	UST KERN	Underground Storage Tank Sites & Tank Listing	Kern County Environment Health Services Depar	11/10/2021	11/12/2021	02/02/2022
CA	CUPA KINGS	CUPA Facility List	Kings County Department of Public Health	12/03/2020	01/26/2021	04/14/2021
CA	CUPA LAKE	CUPA Facility List	Lake County Environmental Health	11/04/2021	11/05/2021	01/24/2022
CA	CUPA LASSEN	CUPA Facility List	Lassen County Environmental Health	07/31/2020	08/21/2020	11/09/2020
CA	AOCONCERN	Key Areas of Concerns in Los Angeles County	Department of Public Works	03/30/2009	03/31/2009	10/23/2009
CA	HMS LOS ANGELES	HMS: Street Number List	La County Department of Public Works	10/14/2021	10/19/2021	01/13/2022
CA	LF LOS ANGELES	List of Solid Waste Facilities	Engineering & Construction Division	10/08/2021	10/08/2021	12/29/2021
CA	LF LOS ANGELES CITY	City of Los Angeles Landfills	Los Angeles Fire Department	01/01/2021	02/18/2021	05/10/2021
CA	LOS ANGELES AST	Active & Inactive AST Inventory	Los Angeles Fire Department	06/01/2019	06/25/2019	08/22/2019
CA	LOS ANGELES CO LF METHANE	Methane Producing Landfills	Los Angeles County Department of Public Works	10/12/2021	10/13/2021	01/04/2022
CA	LOS ANGELES HM	Active & Inactive Hazardous Materials Inventory	Los Angeles Fire Department	04/19/2021	06/17/2021	06/28/2021
CA	LOS ANGELES UST	Active & Inactive UST Inventory	Los Angeles Fire Department	04/19/2021	06/17/2021	09/14/2021
CA	SITE MIT LOS ANGELES	Site Mitigation List	Community Health Services	05/26/2021	07/09/2021	09/29/2021
CA	UST EL SEGUNDO	City of El Segundo Underground Storage Tank	City of El Segundo Fire Department	01/21/2017	04/19/2017	05/10/2017
CA	UST LONG BEACH	City of Long Beach Underground Storage Tank	City of Long Beach Fire Department	04/22/2019	04/23/2019	06/27/2019
CA	UST TORRANCE	City of Torrance Underground Storage Tank	City of Torrance Fire Department	02/02/2021	04/28/2021	07/13/2021
CA	CUPA MADERA	CUPA Facility List	Madera County Environmental Health	08/10/2020	08/12/2020	10/23/2020
CA	UST MARIN	Underground Storage Tank Sites	Public Works Department Waste Management	09/26/2018	10/04/2018	11/02/2018
CA	UST MENDOCINO	Mendocino County UST Database	Department of Public Health	09/22/2021	11/18/2021	11/22/2021
CA	CUPA MERCED	CUPA Facility List	Merced County Environmental Health	11/24/2021	11/29/2021	02/11/2022
CA	CUPA MONO	CUPA Facility List	Mono County Health Department	02/22/2021	03/02/2021	05/19/2021
CA	CUPA MONTEREY	CUPA Facility Listing	Monterey County Health Department	10/04/2021	10/06/2021	12/29/2021
CA	LUST NAPA	Sites With Reported Contamination	Napa County Department of Environmental Manag	01/09/2017	01/11/2017	03/02/2017
CA	UST NAPA	Closed and Operating Underground Storage Tank Sites	Napa County Department of Environmental Manag	09/05/2019	09/09/2019	10/31/2019
CA	CUPA NEVADA	CUPA Facility List	Community Development Agency	10/26/2021	10/27/2021	01/20/2022
CA	IND_SITE ORANGE	List of Industrial Site Cleanups	Health Care Agency	10/08/2021	11/04/2021	01/24/2022
CA	LUST ORANGE	List of Underground Storage Tank Cleanups	Health Care Agency	10/08/2021	11/02/2021	01/24/2022
CA	UST ORANGE	List of Underground Storage Tank Facilities	Health Care Agency	10/29/2021	10/29/2021	01/20/2022
CA	MS PLACER	Master List of Facilities	Placer County Health and Human Services	12/01/2021	12/02/2021	02/25/2022
CA	CUPA PLUMAS	CUPA Facility List	Plumas County Environmental Health	03/31/2019	04/23/2019	06/26/2019

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl Date	Active Date
CA	LUST RIVERSIDE	Listing of Underground Tank Cleanup Sites	Department of Environmental Health	09/29/2021	09/30/2021	12/14/2021
CA	UST RIVERSIDE	Underground Storage Tank Tank List	Department of Environmental Health	09/29/2021	09/30/2021	12/15/2021
CA	CS SACRAMENTO	Toxic Site Clean-Up List	Sacramento County Environmental Management	06/18/2021	09/28/2021	12/14/2021
CA	ML SACRAMENTO	Master Hazardous Materials Facility List	Sacramento County Environmental Management	08/04/2021	08/04/2021	11/02/2021
CA	CUPA SAN BENITO	CUPA Facility List	San Benito County Environmental Health	11/04/2021	11/05/2021	01/24/2022
CA	PERMITS SAN BERNARDINO	Hazardous Material Permits	San Bernardino County Fire Department Hazardo	12/01/2021	12/02/2021	02/17/2022
CA	HMMD SAN DIEGO	Hazardous Materials Management Division Database	Hazardous Materials Management Division	11/30/2021	11/30/2021	02/16/2022
CA	LF SAN DIEGO	Solid Waste Facilities	Department of Health Services	10/01/2020	11/23/2020	02/08/2021
CA	SAN DIEGO CO LOP	Local Oversight Program Listing	Department of Environmental Health	07/22/2021	10/19/2021	01/13/2022
CA	SAN DIEGO CO SAM	Environmental Case Listing	San Diego County Department of Environmental	03/23/2010	06/15/2010	07/09/2010
CA	CUPA SAN FRANCISCO CO	CUPA Facility Listing	San Francisco County Department of Environmen	02/03/2022	02/04/2022	02/11/2022
CA	LUST SAN FRANCISCO	Local Oversight Facilities	Department Of Public Health San Francisco Cou	09/19/2008	09/19/2008	09/29/2008
CA	UST SAN FRANCISCO	Underground Storage Tank Information	Department of Public Health	11/10/2021	11/11/2021	02/02/2022
CA	UST SAN JOAQUIN	San Joaquin Co. UST	Environmental Health Department	06/22/2018	06/26/2018	07/11/2018
CA	CUPA SAN LUIS OBISPO	CUPA Facility List	San Luis Obispo County Public Health Departme	11/15/2021	11/16/2021	02/03/2022
CA	BI SAN MATEO	Business Inventory	San Mateo County Environmental Health Service	02/20/2020	02/20/2020	04/24/2020
CA	LUST SAN MATEO	Fuel Leak List	San Mateo County Environmental Health Service	03/29/2019	03/29/2019	05/29/2019
CA	CUPA SANTA BARBARA	CUPA Facility Listing	Santa Barbara County Public Health Department	09/08/2011	09/09/2011	10/07/2011
CA	CUPA SANTA CLARA	Cupa Facility List	Department of Environmental Health	11/19/2021	11/22/2021	02/07/2022
CA	HIST LUST SANTA CLARA	HIST LUST - Fuel Leak Site Activity Report	Santa Clara Valley Water District	03/29/2005	03/30/2005	04/21/2005
CA	LUST SANTA CLARA	LOP Listing	Department of Environmental Health	03/03/2014	03/05/2014	03/18/2014
CA	SAN JOSE HAZMAT	Hazardous Material Facilities	City of San Jose Fire Department	11/03/2020	11/05/2020	01/26/2021
CA	CUPA SANTA CRUZ	CUPA Facility List	Santa Cruz County Environmental Health	01/21/2017	02/22/2017	05/23/2017
CA	CUPA SHASTA	CUPA Facility List	Shasta County Department of Resource Manageme	06/15/2017	06/19/2017	08/09/2017
CA	LUST SOLANO	Leaking Underground Storage Tanks	Solano County Department of Environmental Man	06/04/2019	06/06/2019	08/13/2019
CA	UST SOLANO	Underground Storage Tanks	Solano County Department of Environmental Man	09/15/2021	09/16/2021	12/09/2021
CA	CUPA SONOMA	Cupa Facility List	County of Sonoma Fire & Emergency Services De	07/02/2021	07/06/2021	07/14/2021
CA	LUST SONOMA	Leaking Underground Storage Tank Sites	Department of Health Services	06/30/2021	06/30/2021	09/24/2021
CA	CUPA STANISLAUS	CUPA Facility List	Stanislaus County Department of Environmenta	11/09/2021	11/11/2021	02/02/2022
CA	UST SUTTER	Underground Storage Tanks	Sutter County Environmental Health Services	11/23/2021	11/29/2021	02/11/2022
CA	CUPA TEHAMA	CUPA Facility List	Tehama County Department of Environmental Hea	01/13/2021	01/14/2021	04/06/2021
CA	CUPA TRINITY	CUPA Facility List	Department of Toxic Substances Control	10/18/2021	10/20/2021	01/13/2022
CA	CUPA TULARE	CUPA Facility List	Tulare County Environmental Health Services D	04/26/2021	04/28/2021	07/13/2021
CA	CUPA TUOLUMNE	CUPA Facility List	Divison of Environmental Health	04/23/2018	04/25/2018	06/25/2018
CA	BWT VENTURA	Business Plan, Hazardous Waste Producers, and Operating Unde	Ventura County Environmental Health Division	09/29/2021	10/26/2021	01/13/2022
CA	LF VENTURA	Inventory of Illegal Abandoned and Inactive Sites	Environmental Health Division	12/01/2011	12/01/2011	01/19/2012
CA	LUST VENTURA	Listing of Underground Tank Cleanup Sites	Environmental Health Division	05/29/2008	06/24/2008	07/31/2008
CA	MED WASTE VENTURA	Medical Waste Program List	Ventura County Resource Management Agency	09/29/2021	10/21/2021	01/13/2022
CA	UST VENTURA	Underground Tank Closed Sites List	Environmental Health Division	11/29/2021	12/07/2021	02/24/2022
CA	UST YOLO	Underground Storage Tank Comprehensive Facility Report	Yolo County Department of Health	09/23/2021	09/28/2021	12/15/2021
CA	CUPA YUBA	CUPA Facility List	Yuba County Environmental Health Department	10/26/2021	10/27/2021	01/20/2022

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St Acronym Full Name Government Agency Gov Date Arvl Date Active Date

STREET AND ADDRESS INFORMATION

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Appendix F: User Questionnaire

ENVIRONMENTAL SITE ASSESSMENT USER QUESTIONNAIRE

Site/Project Name: (CCV) Wild Oak _____

Location: 2043 West Pleasant Avenue Tulare, Tulare County, California _____

In Order to qualify for one of the *Landowner Liability Protections (LLPs)*¹ offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the “*Brownfields Amendments*”),² the *user* must provide the following information (if available) to the *environmental professional*. Failure to provide this information could result in a determination that “*all appropriate inquiry*” is not complete. Please explain your answers if appropriate.

1. Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25).

Are you aware of any environmental cleanup liens against the *property* that are filed or recorded under federal, tribal, state or local law?

Yes _____ No X

2. Activity and land use limitations (AULs) that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26).

Are you aware of AULs, such as *engineering controls*, land use restrictions or *institutional controls* that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?

Yes _____ No X

3. Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28).

As the *user* of this *Environmental Site Assessment (ESA)* do you have any specialized knowledge or experience related to the *property* or nearby properties? For example, are you involved in the same line of business as the current or former *occupants* of the *property* or an adjoining *property* so that you would have specialized knowledge of the chemicals and processes used by this type of business?

¹ *Landowner Liability Protections, or LLPs*, is the term used to describe the three types of potential defenses to Superfund liability in EPA’s *Interim Guidance Regarding Criteria Landowners Must Meet in Order to Qualify for Bona Fide Prospective Purchaser, Contiguous Property Owner, or Innocent Landowner Limitations on CERCLA Liability* (“*Common Elements*” Guide) issued on March 6, 2003.

² P.L. 107-118.

ENVIRONMENTAL SITE ASSESSMENT USER QUESTIONNAIRE

Yes _____ No X_____

- 4. Relationship of the purchase price to the fair market value of the *property* if it were not contaminated (40 CFR 312.29).**

Does the purchase price being paid for this *property* reasonably reflect the fair market value of the *property*?

Yes X_____ No _____

If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the *property*?

Yes _____ No X_____ NA _____

- 5. Commonly known or *reasonably ascertainable* information about the *property* (40 CFR 312.30).**

Are you aware of commonly known or *reasonably ascertainable* information about the *property* that would help the *environmental professional* to identify conditions indicative of releases or threatened releases?

Yes _____ No X_____

For example, as *user*,

- (a) Do you know the past uses of the *property*? Yes _____ No X_____

- (b) Do you know of specific chemicals that are present or once were present at the *property*? Yes _____ No X_____

- (c) Do you know of spills or other chemical releases that have taken place at the *property*? Yes _____ No X_____

- (d) Do you know of any environmental cleanups that have taken place at the *property*? Yes _____ No X_____

ENVIRONMENTAL SITE ASSESSMENT USER QUESTIONNAIRE

6. The degree of obviousness of the presence or likely presence of contamination at the *property*, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).

As the *user* of the *ESA* based on your knowledge and experience related to the *property* are there any obvious indicators that point to the presence or likely presence of contamination at the *property*?

Yes _____ No X

To enable Brown and Caldwell to complete your project, please also respond to the following items.

- (a) The reason why the Phase I is required:

Part of our Due Diligence process.

- (b) The type of *property* (e.g., industrial, commercial, vacant, agricultural, residential, etc.) and type of *property* transaction, for example, sale, purchase, exchange, etc.:

Vacant with a residence on the north east-side corner of the property.

- (c) The complete and correct address for the *property*, including county (a map or other documentation showing *property* location and boundaries is helpful): **Preliminary Report**

2043 West Pleasant Avenue Tulare, Tulare County, California

- (d) The scope of services desired for the Phase I (including whether any parties to the *property* transaction may have a required standard scope of services or whether any considerations beyond the requirements of Practice E 1527 are to be considered):

Phase I ESA

- (e) Identification of all parties who will rely on the Phase I *report*:

DR Horton

- (f) Identification of the site contact and how the contact can be reached:

Oleta Karen Van Valkenburg – 559-688-0478

ENVIRONMENTAL SITE ASSESSMENT USER QUESTIONNAIRE

(g) Any special terms and conditions which must be agreed upon by the *environmental professional*: **No**

(h) Any other knowledge or experience with the *property* that may be pertinent to the *environmental professional* (for example, copies of any available prior *environmental site assessment reports*, documents, correspondence, etc., concerning the *property* and its environmental conditions. These include, but are not necessarily limited to:

- *ESA reports*,
- *Environment compliance audit reports*,
- *Environmental permits* (for example, *solid waste disposal permits*, *hazardous waste disposal permits*, *wastewater permits*, *NPDES permits*, *underground injection permits*),
- *Registrations for underground and above-ground storage tanks*,
- *Registrations for underground injection systems*,
- *Material safety data sheets*,
- *Community right-to-know plan*,
- *Safety plans; preparedness and prevention plans; spill prevention, countermeasure, and control plans; etc.*,
- *Reports regarding hydrogeologic conditions on the property or surrounding area*,
- *Notices or other correspondence from any government agency relating to past or current violations of environmental laws with respect to the property or relating to environmental liens encumbering the property*,
- *Hazardous waste generator notices or reports*,
**Geotechnical studies, (In process with Karzan)*
- *Risk assessments*, and
- *Recorded AULs*.

(i) *Proceedings Involving the Property* – whether the User knows of:

(a) Any pending, threatened, or past litigation relevant to *hazardous substances or petroleum products* in, on, or from the *property*;

Yes _____ No X

ENVIRONMENTAL SITE ASSESSMENT USER QUESTIONNAIRE

(b) Any pending, threatened, or past administrative proceedings relevant to *hazardous substances* or *petroleum products* in, on, or from the property;

Yes _____ No X

(c) Any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to *hazardous substances* or *petroleum products*;

Yes _____ No X

Please explain any "Yes" answers below.

Completed by:

Signature	<u>Melody Haigh</u>
Printed Name	<u>Melody N. Haigh – Forward Planner</u>
Organization	<u>DR Horton</u>
Date	<u>3/17/2022</u>

Please return this questionnaire to:

Caroline Robinson
crobinson1@brwncald.com
Brown and Caldwell
Phone – 919-803-6115



Appendix G: Laboratory Data

Brown & Caldwell - Nashville

Sample Delivery Group: L1489480
Samples Received: 05/02/2022
Project Number: 157514
Description: Phase II Soil Sampling
Site: WOLD OAK
Report To: Hunter Johnson
220 Athens Way, Suite 155
Nashville, TN 37228

Entire Report Reviewed By:



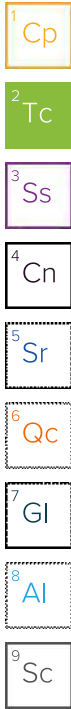
Reagan Johnson
Project Manager

Results relate only to the items tested or calibrated and are reported as rounded values. This test report shall not be reproduced, except in full, without written approval of the laboratory. Where applicable, sampling conducted by Pace Analytical National is performed per guidance provided in laboratory standard operating procedures ENV-SOP-MTJL-0067 and ENV-SOP-MTJL-0068. Where sampling conducted by the customer, results relate to the accuracy of the information provided, and as the samples are received.

Pace Analytical National12065 Lebanon Rd Mount Juliet, TN 37122 615-758-5858 800-767-5859 www.pacenational.com

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SAMPLE SUMMARY

FS 1-4 0-6 L1489480-01 Solid

Collected by Tyler Christopher Collected date/time 04/28/22 11:15 Received date/time 05/02/22 09:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Metals (ICP) by Method 6010B	WG1860577	1	05/10/22 05:55	05/12/22 14:46	ZSA	Mt. Juliet, TN
Pesticides (GC) by Method 8081	WG1861226	1	05/10/22 03:12	05/10/22 13:32	CCW	Mt. Juliet, TN



FS 5-8 0-6 L1489480-03 Solid

Collected by Tyler Christopher Collected date/time 04/28/22 11:45 Received date/time 05/02/22 09:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Metals (ICP) by Method 6010B	WG1860565	1	05/11/22 16:46	05/16/22 00:26	CCE	Mt. Juliet, TN
Pesticides (GC) by Method 8081	WG1861226	1	05/10/22 03:12	05/10/22 13:42	CCW	Mt. Juliet, TN



SB 1-4 0-6 L1489480-05 Solid

Collected by Tyler Christopher Collected date/time 04/28/22 12:30 Received date/time 05/02/22 09:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Metals (ICP) by Method 6010B	WG1860577	1	05/10/22 05:55	05/12/22 14:48	ZSA	Mt. Juliet, TN
Pesticides (GC) by Method 8081	WG1861226	1	05/10/22 03:12	05/10/22 13:52	CCW	Mt. Juliet, TN



SB 5-8 0-6 L1489480-07 Solid

Collected by Tyler Christopher Collected date/time 04/28/22 13:15 Received date/time 05/02/22 09:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Metals (ICP) by Method 6010B	WG1860577	1	05/10/22 05:55	05/12/22 14:51	ZSA	Mt. Juliet, TN
Pesticides (GC) by Method 8081	WG1861226	1	05/10/22 03:12	05/10/22 14:03	CCW	Mt. Juliet, TN



SB 9-12 0-6 L1489480-09 Solid

Collected by Tyler Christopher Collected date/time 04/28/22 14:00 Received date/time 05/02/22 09:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Metals (ICP) by Method 6010B	WG1860577	1	05/10/22 05:55	05/12/22 14:59	ZSA	Mt. Juliet, TN
Pesticides (GC) by Method 8081	WG1861226	1	05/10/22 03:12	05/10/22 14:13	CCW	Mt. Juliet, TN

SB 13-16 0-6 L1489480-11 Solid

Collected by Tyler Christopher Collected date/time 04/28/22 15:00 Received date/time 05/02/22 09:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Metals (ICP) by Method 6010B	WG1860577	1	05/10/22 05:55	05/12/22 15:01	ZSA	Mt. Juliet, TN
Pesticides (GC) by Method 8081	WG1861226	1	05/10/22 03:12	05/10/22 14:24	CCW	Mt. Juliet, TN

SB 17-20 0-6 L1489480-13 Solid

Collected by Tyler Christopher Collected date/time 04/28/22 15:45 Received date/time 05/02/22 09:00

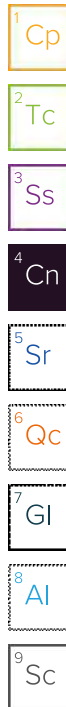
Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Metals (ICP) by Method 6010B	WG1860577	1	05/10/22 05:55	05/12/22 15:04	ZSA	Mt. Juliet, TN
Pesticides (GC) by Method 8081	WG1861226	1	05/10/22 03:12	05/10/22 14:34	CCW	Mt. Juliet, TN

CASE NARRATIVE

All sample aliquots were received at the correct temperature, in the proper containers, with the appropriate preservatives, and within method specified holding times, unless qualified or notated within the report. Where applicable, all MDL (LOD) and RDL (LOQ) values reported for environmental samples have been corrected for the dilution factor used in the analysis. All Method and Batch Quality Control are within established criteria except where addressed in this case narrative, a non-conformance form or properly qualified within the sample results. By my digital signature below, I affirm to the best of my knowledge, all problems/anomalies observed by the laboratory as having the potential to affect the quality of the data have been identified by the laboratory, and no information or data have been knowingly withheld that would affect the quality of the data.



Reagan Johnson
Project Manager



Metals (ICP) by Method 6010B

Analyte	Result mg/kg	Qualifier	RDL mg/kg	Dilution	Analysis date / time	Batch
Arsenic	4.41		2.00	1	05/12/2022 14:46	WG1860577
Copper	24.6		2.00	1	05/12/2022 14:46	WG1860577

1 Cp

2 Tc

3 Ss

Pesticides (GC) by Method 8081

Analyte	Result mg/kg	Qualifier	RDL mg/kg	Dilution	Analysis date / time	Batch
Aldrin	ND		0.0200	1	05/10/2022 13:32	WG1861226
Alpha BHC	ND		0.0200	1	05/10/2022 13:32	WG1861226
Beta BHC	ND		0.0200	1	05/10/2022 13:32	WG1861226
Delta BHC	ND		0.0200	1	05/10/2022 13:32	WG1861226
Gamma BHC	ND		0.0200	1	05/10/2022 13:32	WG1861226
Chlordane	ND		0.300	1	05/10/2022 13:32	WG1861226
4,4-DDD	ND		0.0200	1	05/10/2022 13:32	WG1861226
4,4-DDE	ND		0.0200	1	05/10/2022 13:32	WG1861226
4,4-DDT	ND		0.0200	1	05/10/2022 13:32	WG1861226
Dieldrin	ND		0.0200	1	05/10/2022 13:32	WG1861226
Endosulfan I	ND		0.0200	1	05/10/2022 13:32	WG1861226
Endosulfan II	ND		0.0200	1	05/10/2022 13:32	WG1861226
Endosulfan sulfate	ND		0.0200	1	05/10/2022 13:32	WG1861226
Endrin	0.0464		0.0200	1	05/10/2022 13:32	WG1861226
Endrin aldehyde	ND		0.0200	1	05/10/2022 13:32	WG1861226
Endrin ketone	ND		0.0200	1	05/10/2022 13:32	WG1861226
Hexachlorobenzene	ND		0.0200	1	05/10/2022 13:32	WG1861226
Heptachlor	ND		0.0200	1	05/10/2022 13:32	WG1861226
Heptachlor epoxide	ND		0.0200	1	05/10/2022 13:32	WG1861226
Methoxychlor	ND		0.0200	1	05/10/2022 13:32	WG1861226
Toxaphene	ND		0.400	1	05/10/2022 13:32	WG1861226
(S) Decachlorobiphenyl	192	<u>J1</u>	10.0-135		05/10/2022 13:32	WG1861226
(S) Tetrachloro-m-xylene	84.9		10.0-139		05/10/2022 13:32	WG1861226

4 Cn

5 Sr

6 Qc

7 Gl

8 Al

9 Sc

Metals (ICP) by Method 6010B

Analyte	Result	Qualifier	RDL	Dilution	Analysis	Batch
	mg/kg		mg/kg		date / time	
Arsenic	2.57		2.00	1	05/16/2022 00:26	WG1860565
Copper	29.9		2.00	1	05/16/2022 00:26	WG1860565

1 Cp

2 Tc

3 Ss

Pesticides (GC) by Method 8081

Analyte	Result	Qualifier	RDL	Dilution	Analysis	Batch
	mg/kg		mg/kg		date / time	
Aldrin	ND		0.0200	1	05/10/2022 13:42	WG1861226
Alpha BHC	ND		0.0200	1	05/10/2022 13:42	WG1861226
Beta BHC	ND		0.0200	1	05/10/2022 13:42	WG1861226
Delta BHC	ND		0.0200	1	05/10/2022 13:42	WG1861226
Gamma BHC	ND		0.0200	1	05/10/2022 13:42	WG1861226
Chlordane	ND		0.300	1	05/10/2022 13:42	WG1861226
4,4-DDD	ND		0.0200	1	05/10/2022 13:42	WG1861226
4,4-DDE	0.248		0.0200	1	05/10/2022 13:42	WG1861226
4,4-DDT	0.0670		0.0200	1	05/10/2022 13:42	WG1861226
Dieldrin	ND		0.0200	1	05/10/2022 13:42	WG1861226
Endosulfan I	ND		0.0200	1	05/10/2022 13:42	WG1861226
Endosulfan II	ND		0.0200	1	05/10/2022 13:42	WG1861226
Endosulfan sulfate	ND		0.0200	1	05/10/2022 13:42	WG1861226
Endrin	ND		0.0200	1	05/10/2022 13:42	WG1861226
Endrin aldehyde	ND		0.0200	1	05/10/2022 13:42	WG1861226
Endrin ketone	ND		0.0200	1	05/10/2022 13:42	WG1861226
Hexachlorobenzene	ND		0.0200	1	05/10/2022 13:42	WG1861226
Heptachlor	ND		0.0200	1	05/10/2022 13:42	WG1861226
Heptachlor epoxide	ND		0.0200	1	05/10/2022 13:42	WG1861226
Methoxychlor	ND		0.0200	1	05/10/2022 13:42	WG1861226
Toxaphene	ND		0.400	1	05/10/2022 13:42	WG1861226
(S) Decachlorobiphenyl	68.9		10.0-135		05/10/2022 13:42	WG1861226
(S) Tetrachloro-m-xylene	84.9		10.0-139		05/10/2022 13:42	WG1861226

4 Cn

5 Sr

6 Qc

7 Gl

8 Al

9 Sc

Metals (ICP) by Method 6010B

Analyte	Result	Qualifier	RDL	Dilution	Analysis	Batch
	mg/kg		mg/kg		date / time	
Arsenic	2.55		2.00	1	05/12/2022 14:48	WG1860577
Copper	26.7		2.00	1	05/12/2022 14:48	WG1860577

Pesticides (GC) by Method 8081

Analyte	Result	Qualifier	RDL	Dilution	Analysis	Batch
	mg/kg		mg/kg		date / time	
Aldrin	ND		0.0200	1	05/10/2022 13:52	WG1861226
Alpha BHC	ND		0.0200	1	05/10/2022 13:52	WG1861226
Beta BHC	ND		0.0200	1	05/10/2022 13:52	WG1861226
Delta BHC	ND		0.0200	1	05/10/2022 13:52	WG1861226
Gamma BHC	ND		0.0200	1	05/10/2022 13:52	WG1861226
Chlordane	ND		0.300	1	05/10/2022 13:52	WG1861226
4,4-DDD	ND		0.0200	1	05/10/2022 13:52	WG1861226
4,4-DDE	ND		0.0200	1	05/10/2022 13:52	WG1861226
4,4-DDT	ND		0.0200	1	05/10/2022 13:52	WG1861226
Dieldrin	ND		0.0200	1	05/10/2022 13:52	WG1861226
Endosulfan I	ND		0.0200	1	05/10/2022 13:52	WG1861226
Endosulfan II	ND		0.0200	1	05/10/2022 13:52	WG1861226
Endosulfan sulfate	ND		0.0200	1	05/10/2022 13:52	WG1861226
Endrin	ND		0.0200	1	05/10/2022 13:52	WG1861226
Endrin aldehyde	ND		0.0200	1	05/10/2022 13:52	WG1861226
Endrin ketone	ND		0.0200	1	05/10/2022 13:52	WG1861226
Hexachlorobenzene	ND		0.0200	1	05/10/2022 13:52	WG1861226
Heptachlor	ND		0.0200	1	05/10/2022 13:52	WG1861226
Heptachlor epoxide	ND		0.0200	1	05/10/2022 13:52	WG1861226
Methoxychlor	ND		0.0200	1	05/10/2022 13:52	WG1861226
Toxaphene	ND		0.400	1	05/10/2022 13:52	WG1861226
(S) Decachlorobiphenyl	62.4		10.0-135		05/10/2022 13:52	WG1861226
(S) Tetrachloro-m-xylene	66.9		10.0-139		05/10/2022 13:52	WG1861226

1 Cp

2 Tc

3 Ss

4 Cn

5 Sr

6 Qc

7 Gl

8 Al

9 Sc

Metals (ICP) by Method 6010B

Analyte	Result	Qualifier	RDL	Dilution	Analysis	Batch
	mg/kg		mg/kg		date / time	
Arsenic	3.12		2.00	1	05/12/2022 14:51	WG1860577
Copper	26.6		2.00	1	05/12/2022 14:51	WG1860577

Pesticides (GC) by Method 8081

Analyte	Result	Qualifier	RDL	Dilution	Analysis	Batch
	mg/kg		mg/kg		date / time	
Aldrin	ND		0.0200	1	05/10/2022 14:03	WG1861226
Alpha BHC	ND		0.0200	1	05/10/2022 14:03	WG1861226
Beta BHC	ND		0.0200	1	05/10/2022 14:03	WG1861226
Delta BHC	ND		0.0200	1	05/10/2022 14:03	WG1861226
Gamma BHC	ND		0.0200	1	05/10/2022 14:03	WG1861226
Chlordane	ND		0.300	1	05/10/2022 14:03	WG1861226
4,4-DDD	ND		0.0200	1	05/10/2022 14:03	WG1861226
4,4-DDE	ND		0.0200	1	05/10/2022 14:03	WG1861226
4,4-DDT	ND		0.0200	1	05/10/2022 14:03	WG1861226
Dieldrin	ND		0.0200	1	05/10/2022 14:03	WG1861226
Endosulfan I	ND		0.0200	1	05/10/2022 14:03	WG1861226
Endosulfan II	ND		0.0200	1	05/10/2022 14:03	WG1861226
Endosulfan sulfate	ND		0.0200	1	05/10/2022 14:03	WG1861226
Endrin	ND		0.0200	1	05/10/2022 14:03	WG1861226
Endrin aldehyde	ND		0.0200	1	05/10/2022 14:03	WG1861226
Endrin ketone	ND		0.0200	1	05/10/2022 14:03	WG1861226
Hexachlorobenzene	ND		0.0200	1	05/10/2022 14:03	WG1861226
Heptachlor	ND		0.0200	1	05/10/2022 14:03	WG1861226
Heptachlor epoxide	ND		0.0200	1	05/10/2022 14:03	WG1861226
Methoxychlor	ND		0.0200	1	05/10/2022 14:03	WG1861226
Toxaphene	ND		0.400	1	05/10/2022 14:03	WG1861226
(S) Decachlorobiphenyl	69.6		10.0-135		05/10/2022 14:03	WG1861226
(S) Tetrachloro-m-xylene	74.0		10.0-139		05/10/2022 14:03	WG1861226

1
Cp

2
Tc

3
Ss

4
Cn

5
Sr

6
Qc

7
Gl

8
Al

9
Sc

Metals (ICP) by Method 6010B

Analyte	Result mg/kg	Qualifier	RDL mg/kg	Dilution	Analysis date / time	Batch
Arsenic	2.12		2.00	1	05/12/2022 14:59	WG1860577
Copper	32.6		2.00	1	05/12/2022 14:59	WG1860577



Pesticides (GC) by Method 8081

Analyte	Result mg/kg	Qualifier	RDL mg/kg	Dilution	Analysis date / time	Batch
Aldrin	ND		0.0200	1	05/10/2022 14:13	WG1861226
Alpha BHC	ND		0.0200	1	05/10/2022 14:13	WG1861226
Beta BHC	ND		0.0200	1	05/10/2022 14:13	WG1861226
Delta BHC	ND		0.0200	1	05/10/2022 14:13	WG1861226
Gamma BHC	ND		0.0200	1	05/10/2022 14:13	WG1861226
Chlordane	ND		0.300	1	05/10/2022 14:13	WG1861226
4,4-DDD	ND		0.0200	1	05/10/2022 14:13	WG1861226
4,4-DDE	ND		0.0200	1	05/10/2022 14:13	WG1861226
4,4-DDT	ND		0.0200	1	05/10/2022 14:13	WG1861226
Dieldrin	ND		0.0200	1	05/10/2022 14:13	WG1861226
Endosulfan I	ND		0.0200	1	05/10/2022 14:13	WG1861226
Endosulfan II	ND		0.0200	1	05/10/2022 14:13	WG1861226
Endosulfan sulfate	ND		0.0200	1	05/10/2022 14:13	WG1861226
Endrin	ND		0.0200	1	05/10/2022 14:13	WG1861226
Endrin aldehyde	ND		0.0200	1	05/10/2022 14:13	WG1861226
Endrin ketone	ND		0.0200	1	05/10/2022 14:13	WG1861226
Hexachlorobenzene	ND		0.0200	1	05/10/2022 14:13	WG1861226
Heptachlor	ND		0.0200	1	05/10/2022 14:13	WG1861226
Heptachlor epoxide	ND		0.0200	1	05/10/2022 14:13	WG1861226
Methoxychlor	ND		0.0200	1	05/10/2022 14:13	WG1861226
Toxaphene	ND		0.400	1	05/10/2022 14:13	WG1861226
(S) Decachlorobiphenyl	70.4		10.0-135		05/10/2022 14:13	WG1861226
(S) Tetrachloro-m-xylene	75.0		10.0-139		05/10/2022 14:13	WG1861226



Metals (ICP) by Method 6010B

Analyte	Result	Qualifier	RDL	Dilution	Analysis	Batch
	mg/kg		mg/kg		date / time	
Arsenic	2.79		2.00	1	05/12/2022 15:01	WG1860577
Copper	29.1		2.00	1	05/12/2022 15:01	WG1860577

Pesticides (GC) by Method 8081

Analyte	Result	Qualifier	RDL	Dilution	Analysis	Batch
	mg/kg		mg/kg		date / time	
Aldrin	ND		0.0200	1	05/10/2022 14:24	WG1861226
Alpha BHC	ND		0.0200	1	05/10/2022 14:24	WG1861226
Beta BHC	ND		0.0200	1	05/10/2022 14:24	WG1861226
Delta BHC	ND		0.0200	1	05/10/2022 14:24	WG1861226
Gamma BHC	ND		0.0200	1	05/10/2022 14:24	WG1861226
Chlordane	ND		0.300	1	05/10/2022 14:24	WG1861226
4,4-DDD	ND		0.0200	1	05/10/2022 14:24	WG1861226
4,4-DDE	ND		0.0200	1	05/10/2022 14:24	WG1861226
4,4-DDT	ND		0.0200	1	05/10/2022 14:24	WG1861226
Dieldrin	ND		0.0200	1	05/10/2022 14:24	WG1861226
Endosulfan I	ND		0.0200	1	05/10/2022 14:24	WG1861226
Endosulfan II	ND		0.0200	1	05/10/2022 14:24	WG1861226
Endosulfan sulfate	ND		0.0200	1	05/10/2022 14:24	WG1861226
Endrin	ND		0.0200	1	05/10/2022 14:24	WG1861226
Endrin aldehyde	ND		0.0200	1	05/10/2022 14:24	WG1861226
Endrin ketone	ND		0.0200	1	05/10/2022 14:24	WG1861226
Hexachlorobenzene	ND		0.0200	1	05/10/2022 14:24	WG1861226
Heptachlor	ND		0.0200	1	05/10/2022 14:24	WG1861226
Heptachlor epoxide	ND		0.0200	1	05/10/2022 14:24	WG1861226
Methoxychlor	ND		0.0200	1	05/10/2022 14:24	WG1861226
Toxaphene	ND		0.400	1	05/10/2022 14:24	WG1861226
(S) Decachlorobiphenyl	75.3		10.0-135		05/10/2022 14:24	WG1861226
(S) Tetrachloro-m-xylene	82.5		10.0-139		05/10/2022 14:24	WG1861226



Metals (ICP) by Method 6010B

Analyte	Result	Qualifier	RDL	Dilution	Analysis	Batch
	mg/kg		mg/kg		date / time	
Arsenic	ND		2.00	1	05/12/2022 15:04	WG1860577
Copper	21.3		2.00	1	05/12/2022 15:04	WG1860577

Pesticides (GC) by Method 8081

Analyte	Result	Qualifier	RDL	Dilution	Analysis	Batch
	mg/kg		mg/kg		date / time	
Aldrin	ND		0.0200	1	05/10/2022 14:34	WG1861226
Alpha BHC	ND		0.0200	1	05/10/2022 14:34	WG1861226
Beta BHC	ND		0.0200	1	05/10/2022 14:34	WG1861226
Delta BHC	ND		0.0200	1	05/10/2022 14:34	WG1861226
Gamma BHC	ND		0.0200	1	05/10/2022 14:34	WG1861226
Chlordane	ND		0.300	1	05/10/2022 14:34	WG1861226
4,4-DDD	ND		0.0200	1	05/10/2022 14:34	WG1861226
4,4-DDE	ND		0.0200	1	05/10/2022 14:34	WG1861226
4,4-DDT	ND		0.0200	1	05/10/2022 14:34	WG1861226
Dieldrin	ND		0.0200	1	05/10/2022 14:34	WG1861226
Endosulfan I	ND		0.0200	1	05/10/2022 14:34	WG1861226
Endosulfan II	ND		0.0200	1	05/10/2022 14:34	WG1861226
Endosulfan sulfate	ND		0.0200	1	05/10/2022 14:34	WG1861226
Endrin	ND		0.0200	1	05/10/2022 14:34	WG1861226
Endrin aldehyde	ND		0.0200	1	05/10/2022 14:34	WG1861226
Endrin ketone	ND		0.0200	1	05/10/2022 14:34	WG1861226
Hexachlorobenzene	ND		0.0200	1	05/10/2022 14:34	WG1861226
Heptachlor	ND		0.0200	1	05/10/2022 14:34	WG1861226
Heptachlor epoxide	ND		0.0200	1	05/10/2022 14:34	WG1861226
Methoxychlor	ND		0.0200	1	05/10/2022 14:34	WG1861226
Toxaphene	ND		0.400	1	05/10/2022 14:34	WG1861226
(S) Decachlorobiphenyl	75.4		10.0-135		05/10/2022 14:34	WG1861226
(S) Tetrachloro-m-xylene	82.5		10.0-139		05/10/2022 14:34	WG1861226

1 Cp

2 Tc

3 Ss

4 Cn

5 Sr

6 Qc

7 Gl

8 Al

9 Sc

Method Blank (MB)

(MB) R3792060-1 05/16/22 00:21

Analyte	MB Result mg/kg	MB Qualifier	MB MDL mg/kg	MB RDL mg/kg
Arsenic	U	0.518	2.00	2.00
Copper	U	0.400	2.00	2.00

Laboratory Control Sample (LCS)

(LCS) R3792060-2 05/16/22 00:24

Analyte	Spike Amount mg/kg	LCS Result mg/kg	LCS Rec. %	Rec. Limits %	LCS Qualifier
Arsenic	100	95.4	95.4	80.0-120	
Copper	100	97.8	97.8	80.0-120	

L1489480-03 Original Sample (OS) • Matrix Spike (MS) • Matrix Spike Duplicate (MSD)

(OS) L1489480-03 05/16/22 00:26 • (MS) R3792060-5 05/16/22 00:34 • (MSD) R3792060-6 05/16/22 00:36

Analyte	Spike Amount mg/kg	Original Result mg/kg	MS Result mg/kg	MS Rec. %	MSD Result mg/kg	MSD Rec. %	Dilution	Rec. Limits %	MS Qualifier	MSD Qualifier	RPD %	RPD Limits %
Arsenic	100	2.57	102	99.0	98.8	96.2	1	75.0-125	2.85	2.85	2.85	20
Copper	100	29.9	137	107	128	98.2	1	75.0-125	6.55	6.55	6.55	20

1 Cp

2 Tc

3 Ss

4 Cn

5 Sr

6 Qc

7 GI

8 AI

9 Sc

Method Blank (MB)

(MB) R3791337-1 05/12/22 14:28

Analyte	MB Result mg/kg	MB Qualifier	MB MDL mg/kg	MB RDL mg/kg
Arsenic	U	0.518	2.00	2.00
Copper	U	0.400	2.00	2.00

Laboratory Control Sample (LCS)

(LCS) R3791337-2 05/12/22 14:30

Analyte	Spike Amount mg/kg	LCS Result mg/kg	LCS Rec. %	Rec. Limits %	LCS Qualifier
Arsenic	100	94.3	94.3	80.0-120	
Copper	100	98.2	98.2	80.0-120	

L1490041-03 Original Sample (OS) • Matrix Spike (MS) • Matrix Spike Duplicate (MSD)

(OS) L1490041-03 05/12/22 14:33 • (MS) R3791337-5 05/12/22 14:41 • (MSD) R3791337-6 05/12/22 14:43

Analyte	Spike Amount mg/kg	Original Result mg/kg	MS Result mg/kg	MS Rec. %	MSD Result mg/kg	MSD Rec. %	Dilution	Rec. Limits %	MS Qualifier	MSD Qualifier	RPD %	RPD Limits %
Arsenic	100	3.98	92.0	88.0	96.3	92.3	1	75.0-125	4.56	4.56	4.56	20
Copper	100	13.4	109	95.5	110	97.0	1	75.0-125	1.42	1.42	1.42	20

1 Cp

2 Tc

3 Ss

4 Cn

5 Sr

6 Qc

7 Gl

8 Al

9 Sc

WG1861226

Pesticides (GC) by Method 8081

QUALITY CONTROL SUMMARY

[L1489480-01.03.05.07.09.11.13](#)

Method Blank (MB)

(MB) R3790082-1 05/10/22 11:06

Analyte	MB Result mg/kg	<u>MB Qualifier</u>	MB MDL mg/kg	MB RDL mg/kg
Aldrin	U		0.00376	0.0200
Alpha BHC	U		0.00368	0.0200
Beta BHC	U		0.00379	0.0200
Delta BHC	U		0.00346	0.0200
Gamma BHC	U		0.00344	0.0200
Chlordane	U		0.103	0.300
4,4-DDD	U		0.00370	0.0200
4,4-DDE	U		0.00366	0.0200
4,4-DDT	U		0.00627	0.0200
Dieldrin	U		0.00344	0.0200
Endosulfan I	U		0.00363	0.0200
Endosulfan II	U		0.00335	0.0200
Endosulfan sulfate	U		0.00364	0.0200
Endrin	U		0.00350	0.0200
Endrin aldehyde	U		0.00339	0.0200
Endrin ketone	U		0.00711	0.0200
Hexachlorobenzene	U		0.00346	0.0200
Heptachlor	U		0.00428	0.0200
Heptachlor epoxide	U		0.00339	0.0200
Methoxychlor	U		0.00484	0.0200
Toxaphene	U		0.124	0.400
(S) Decachlorobiphenyl	83.3			10.0-135
(S) Tetrachloro-m-xylene	82.0			10.0-139

Laboratory Control Sample (LCS)

(LCS) R3790082-2 05/10/22 11:16

Analyte	Spike Amount mg/kg	LCS Result mg/kg	LCS Rec. %	Rec. Limits %	<u>LCS Qualifier</u>
Aldrin	0.0666	0.0647	97.1	34.0-136	
Alpha BHC	0.0666	0.0618	92.8	34.0-139	
Beta BHC	0.0666	0.0645	96.8	34.0-133	
Delta BHC	0.0666	0.0664	99.7	34.0-135	
Gamma BHC	0.0666	0.0658	98.8	34.0-136	
4,4-DDD	0.0666	0.0627	94.1	33.0-141	
4,4-DDE	0.0666	0.0628	94.3	34.0-134	
4,4-DDT	0.0666	0.0616	92.5	30.0-143	
Dieldrin	0.0666	0.0603	90.5	35.0-137	
Endosulfan I	0.0666	0.0632	94.9	34.0-134	

WG1861226

Pesticides (GC) by Method 8081

QUALITY CONTROL SUMMARY

[L1489480-01.03.05.07.09.11.13](#)

Laboratory Control Sample (LCS)

(LCS) R3790082-2 05/10/22 11:16

Analyte	Spike Amount mg/kg	LCS Result mg/kg	LCS Rec. %	Rec. Limits %	LCS Qualifier
Endosulfan II	0.0666	0.0658	98.8	35.0-132	
Endosulfan sulfate	0.0666	0.0595	89.3	35.0-132	
Endrin	0.0666	0.0630	94.6	34.0-137	
Endrin aldehyde	0.0666	0.0578	86.8	23.0-121	
Endrin ketone	0.0666	0.0599	89.9	35.0-144	
Hexachlorobenzene	0.0666	0.0643	96.5	33.0-129	
Heptachlor	0.0666	0.0672	101	36.0-141	
Heptachlor epoxide	0.0666	0.0647	97.1	36.0-134	
Methoxychlor	0.0666	0.0600	90.1	28.0-150	
(S) Decachlorobiphenyl		80.8	80.8	10.0-135	
(S) Tetrachloro-m-xylene		90.5	90.5	10.0-139	

L1488912-09 Original Sample (OS) • Matrix Spike (MS) • Matrix Spike Duplicate (MSD)

(OS) L1488912-09 05/10/22 12:19 • (MS) R3790082-3 05/10/22 12:29 • (MSD) R3790082-4 05/10/22 12:39

Analyte	Spike Amount mg/kg	Original Result mg/kg	MS Result mg/kg	MSD Result mg/kg	MS Rec. %	MSD Rec. %	Dilution	Rec. Limits %	MS Qualifier	MSD Qualifier	RPD %	RPD Limits %
Aldrin	0.0666	ND	0.0270	0.0233	40.5	35.0	1	20.0-135	P	P	14.7	37
Alpha BHC	0.0666	ND	0.0267	0.0237	40.1	35.6	1	27.0-140	P	P	11.9	35
Beta BHC	0.0666	ND	0.0335	0.0275	50.3	41.3	1	23.0-141	P	P	19.7	37
Delta BHC	0.0666	ND	0.0278	0.0235	41.7	35.3	1	21.0-138	P	P	16.8	35
Gamma BHC	0.0666	ND	0.0274	0.0242	41.1	36.3	1	27.0-137	P	P	12.4	36
4,4-DDD	0.0666	ND	0.0273	0.0259	41.0	38.9	1	15.0-152	P	P	5.26	39
4,4-DDE	0.0666	ND	0.0274	0.0239	41.1	35.9	1	10.0-152	P	P	13.6	40
4,4-DDT	0.0666	ND	0.0286	0.0248	42.9	37.2	1	10.0-151	P	P	14.2	40
Dieldrin	0.0666	ND	0.0261	0.0235	39.2	35.3	1	17.0-145	P	P	10.5	37
Endosulfan I	0.0666	ND	0.0261	0.0231	39.2	34.7	1	20.0-137	P	P	12.2	36
Endosulfan II	0.0666	ND	0.0286	0.0255	42.9	38.3	1	15.0-141	P	P	11.5	37
Endosulfan sulfate	0.0666	ND	0.0278	0.0262	41.7	39.3	1	15.0-143	P	P	5.93	38
Endrin	0.0666	ND	0.0280	0.0262	42.0	39.3	1	19.0-143	P	P	6.64	37
Endrin aldehyde	0.0666	ND	0.0242	0.0216	36.3	32.4	1	10.0-139	P	P	11.4	40
Endrin ketone	0.0666	ND	0.0370	0.0335	55.6	50.3	1	17.0-149	P	P	9.93	38
Hexachlorobenzene	0.0666	ND	0.0414	0.0367	62.2	55.1	1	25.0-126	P	P	12.0	35
Heptachlor	0.0666	ND	0.0298	0.0255	44.7	38.3	1	22.0-138	P	P	15.6	37
Heptachlor epoxide	0.0666	ND	0.0269	0.0237	40.4	35.6	1	22.0-138	P	P	12.6	36
Methoxychlor	0.0666	ND	0.0369	0.0288	55.4	43.2	1	10.0-159	P	P	24.7	40
(S) Decachlorobiphenyl			50.0	50.0	50.0	52.4		10.0-135				
(S) Tetrachloro-m-xylene			44.9	44.9	44.9	46.1		10.0-139				

GLOSSARY OF TERMS

Guide to Reading and Understanding Your Laboratory Report

The information below is designed to better explain the various terms used in your report of analytical results from the Laboratory. This is not intended as a comprehensive explanation, and if you have additional questions please contact your project representative.

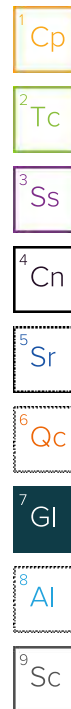
Results Disclaimer - Information that may be provided by the customer, and contained within this report, include Permit Limits, Project Name, Sample ID, Sample Matrix, Sample Preservation, Field Blanks, Field Spikes, Field Duplicates, On-Site Data, Sampling Collection Dates/Times, and Sampling Location. Results relate to the accuracy of this information provided, and as the samples are received.

Abbreviations and Definitions

MDL	Method Detection Limit.
ND	Not detected at the Reporting Limit (or MDL where applicable).
RDL	Reported Detection Limit.
Rec.	Recovery.
RPD	Relative Percent Difference.
SDG	Sample Delivery Group.
(S)	Surrogate (Surrogate Standard) - Analytes added to every blank, sample, Laboratory Control Sample/Duplicate and Matrix Spike/Duplicate; used to evaluate analytical efficiency by measuring recovery. Surrogates are not expected to be detected in all environmental media.
U	Not detected at the Reporting Limit (or MDL where applicable).
Analyte	The name of the particular compound or analysis performed. Some Analyses and Methods will have multiple analytes reported.
Dilution	If the sample matrix contains an interfering material, the sample preparation volume or weight values differ from the standard, or if concentrations of analytes in the sample are higher than the highest limit of concentration that the laboratory can accurately report, the sample may be diluted for analysis. If a value different than 1 is used in this field, the result reported has already been corrected for this factor.
Limits	These are the target % recovery ranges or % difference value that the laboratory has historically determined as normal for the method and analyte being reported. Successful QC Sample analysis will target all analytes recovered or duplicated within these ranges.
Original Sample	The non-spiked sample in the prep batch used to determine the Relative Percent Difference (RPD) from a quality control sample. The Original Sample may not be included within the reported SDG.
Qualifier	This column provides a letter and/or number designation that corresponds to additional information concerning the result reported. If a Qualifier is present, a definition per Qualifier is provided within the Glossary and Definitions page and potentially a discussion of possible implications of the Qualifier in the Case Narrative if applicable.
Result	The actual analytical final result (corrected for any sample specific characteristics) reported for your sample. If there was no measurable result returned for a specific analyte, the result in this column may state "ND" (Not Detected) or "BDL" (Below Detectable Levels). The information in the results column should always be accompanied by either an MDL (Method Detection Limit) or RDL (Reporting Detection Limit) that defines the lowest value that the laboratory could detect or report for this analyte.
Uncertainty (Radiochemistry)	Confidence level of 2 sigma.
Case Narrative (Cn)	A brief discussion about the included sample results, including a discussion of any non-conformances to protocol observed either at sample receipt by the laboratory from the field or during the analytical process. If present, there will be a section in the Case Narrative to discuss the meaning of any data qualifiers used in the report.
Quality Control Summary (Qc)	This section of the report includes the results of the laboratory quality control analyses required by procedure or analytical methods to assist in evaluating the validity of the results reported for your samples. These analyses are not being performed on your samples typically, but on laboratory generated material.
Sample Chain of Custody (Sc)	This is the document created in the field when your samples were initially collected. This is used to verify the time and date of collection, the person collecting the samples, and the analyses that the laboratory is requested to perform. This chain of custody also documents all persons (excluding commercial shippers) that have had control or possession of the samples from the time of collection until delivery to the laboratory for analysis.
Sample Results (Sr)	This section of your report will provide the results of all testing performed on your samples. These results are provided by sample ID and are separated by the analyses performed on each sample. The header line of each analysis section for each sample will provide the name and method number for the analysis reported.
Sample Summary (Ss)	This section of the Analytical Report defines the specific analyses performed for each sample ID, including the dates and times of preparation and/or analysis.

Qualifier Description

J1	Surrogate recovery limits have been exceeded; values are outside upper control limits.
P	RPD between the primary and confirmatory analysis exceeded 40%.



ACCREDITATIONS & LOCATIONS

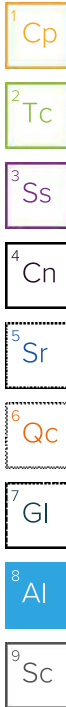
Pace Analytical National 12065 Lebanon Rd Mount Juliet, TN 37122

Alabama	40660	Nebraska	NE-OS-15-05
Alaska	17-026	Nevada	TN000032021-1
Arizona	AZ0612	New Hampshire	2975
Arkansas	88-0469	New Jersey–NELAP	TN002
California	2932	New Mexico ¹	TN00003
Colorado	TN00003	New York	11742
Connecticut	PH-0197	North Carolina	Env375
Florida	E87487	North Carolina ¹	DW21704
Georgia	NELAP	North Carolina ³	41
Georgia ¹	923	North Dakota	R-140
Idaho	TN00003	Ohio–VAP	CL0069
Illinois	200008	Oklahoma	9915
Indiana	C-TN-01	Oregon	TN200002
Iowa	364	Pennsylvania	68-02979
Kansas	E-10277	Rhode Island	LA000356
Kentucky ^{1,6}	KY90010	South Carolina	84004002
Kentucky ²	16	South Dakota	n/a
Louisiana	AI30792	Tennessee ^{1,4}	2006
Louisiana	LA018	Texas	T104704245-20-18
Maine	TN00003	Texas ⁵	LAB0152
Maryland	324	Utah	TN000032021-11
Massachusetts	M-TN003	Vermont	VT2006
Michigan	9958	Virginia	110033
Minnesota	047-999-395	Washington	C847
Mississippi	TN00003	West Virginia	233
Missouri	340	Wisconsin	998093910
Montana	CERT0086	Wyoming	A2LA
A2LA – ISO 17025	1461.01	AIHA-LAP, LLC EMLAP	100789
A2LA – ISO 17025 ⁵	1461.02	DOD	1461.01
Canada	1461.01	USDA	P330-15-00234
EPA–Crypto	TN00003		

¹ Drinking Water ² Underground Storage Tanks ³ Aquatic Toxicity ⁴ Chemical/Microbiological ⁵ Mold ⁶ Wastewater n/a Accreditation not applicable

* Not all certifications held by the laboratory are applicable to the results reported in the attached report.

* Accreditation is only applicable to the test methods specified on each scope of accreditation held by Pace Analytical.



Billing Information:
Tamanda Barnett
220 Athens Way Suite 155
Nashville, TN 37228
Email To: HJohnson1@brwncaid.com

Project Description:
Phase II Soil Sampling
City/State Collected: Tulare CA
Client Project # 157S14
Lab Project # BROWNCA-157514
P.O. #
Quote #

Collected by (print): Tyler Christopher
Collected by (signature): *[Signature]*
Immediately Packed on Ice N Y Y

Sample ID	Comp/Grab	Matrix *	Depth	Date	Time	No. of Cntrs	Metals 4ozClr-NOPres		SV8081 4ozClr-NOPres		Analysis / Container / Preservative	Chain of Custody
							Pres Chk	PT	MT	CT		
FS 1-4	Comp	SS	0'-6"	4-28-22	1115	2	X	X	X	X		
FS 1-4	Comp	SS	6'-18"	4-28-22	1130	1	X	X	X	X		
FS 5-8	Comp	SS	0-6		1145	2	X	X	X	X		
FS 5-8	Comp	SS	6-18		1200	1	X	X	X	X		
SB 1-4	Comp	SS	0-6		1230	2	X	X	X	X		
SB 1-4	Comp	SS	6-18		1245	1	X	X	X	X		
SB 5-8	Comp	SS	0-6		1315	2	X	X	X	X		
SB 5-8	Comp	SS	6-18		1330	1	X	X	X	X		
SB 9-12	Comp	SS	0-6		1400	2	X	X	X	X		
SB 9-12	Comp	SS	6-18		1415	1	X	X	X	X		

Remarks:
 * Matrix: SS - Soil AIR - Air F - Filter
 GW - Groundwater B - Bioassay
 WW - Waste Water
 DW - Drinking Water
 OT - Other

Temp: _____ °C pH: _____ Flow: _____ Other: _____

Sample Receipt Checklist:
 COC Seal Present/Intact: Y N
 COC Signed/Accurate: Y N
 Bottles arrive intact: Y N
 Correct bottles used: Y N
 Sufficient volume sent: Y N
 If Applicable
 VOA Zero Headpace: Y N
 Preservation Correct/Checked: Y N
 RAD Screen <0.5 mR/hr: Y N

Sample # (lab only): _____

Shipping Information:
 Accnum: BROWNCA
 Template: T208200
 Prelogin: P921103
 PM: 923 - Reagan Johnson
 PB: 684-25-22
 Shipped Via: FedEx Ground

Temp: _____ °C pH: _____ Flow: _____ Other: _____

Temp: 19.810 = 19.8 °C Trip Blank Received: Yes/No
 Date: 5-2-22 Time: 0900 HCL/MeOH TBR

Temp: _____ °C pH: _____ Flow: _____ Other: _____

Temp: _____ °C pH: _____ Flow: _____ Other: _____

Relinquished by: (Signature) *[Signature]* Date: 4/29/22 Time: 1300

Relinquished by: (Signature) *[Signature]* Date: _____ Time: _____

Relinquished by: (Signature) *[Signature]* Date: _____ Time: _____

Received by: (Signature) *[Signature]* Date: _____ Time: _____

Received by: (Signature) *[Signature]* Date: _____ Time: _____

Received for lab by: (Signature) *[Signature]* Date: _____ Time: _____

Condition: NCF OK

Company Name/Address: **Brown & Caldwell - Nashville**
 220 Athens Way, Suite 155
 Nashville, TN 37228

Report to: **Hunter Johnson**
 Project Description: **Phase II Soil Sampling**
 Phone: **615-255-2288**

Billing Information:
Tamanda Barnett
 220 Athens Way Suite 155
 Nashville, TN 37228
 Email To: **HJohnson1@brwnclad.com**

City/State Collected: **Tulare, CA**
 Client Project #: **157514**
 Site/Facility ID #: **Wild Oak**
 Collected by (print): **Tyler Christopher**
 Collected by (signature): *Tyler Christopher*

City/State Collected: **Tulare, CA**
 Lab Project #: **BROWNCA-157514**
 P.O. #: **Quote #**
 Date Results Needed

Please Circle: **PT MT CT ET**

Immediately Packed on Ice **N** **Y**

Rush? (Lab MUST Be Notified)
 Same Day Five Day
 Next Day 5 Day (Rad Only)
 Two Day 10 Day (Rad Only)
 Three Day

Sample ID	Comp/Grab	Matrix *	Depth	Date	Time	No. of Cntrs
SB 13-16	Comp	SS	0-6"	4-28-22	1500	2
SB 13-16		SS	6-18"		1515	1
SB 17-20		SS	0-6"		1545	2
SB 17-20		SS	6-18"		1600	1
SB 21		SS	0-6"		1705	1
		SS				
		SS				
		SS				
		SS				
		SS				
		SS				

Analysis / Container / Preservative

Chain of Custody Page ___ of ___

Pace
PEOPLE ADVANCING SCIENCE

MT JULIET, TN
 12065 Leebson Rd Mount Juliet, TN 37122
 Submitting a sample via this chain of custody constitutes acknowledgment and acceptance of the Pace Terms and Conditions found at: <https://info.pacelabs.com/hubfs/pac-standards-terms.pdf>

SOG # **1148480**

Table #

Acctnum: **BROWNCA**
 Template: **T208200**
 Prelogin: **P921103**
 PM: **923 - Reagan Johnson**
 PB: **OP 4-25-22**

Shipped Via: **FedEX Ground**

Remarks: Sample # (lab only)

Temp: -11
 -12
 -13
 -14

Hold
 Hold

Sample Receipt Checklist
 COC Seal Present/Intact: Y N
 COC Signed/Accurate: Y N
 Bottles arrive intact: Y N
 Correct bottles used: Y N
 Sufficient volume sent: Y N
 If Applicable
 VOA Zero HeadSpace: Y N
 Preservation Correct/Checked: Y N
 RAD Screen <0.5 mR/hr: Y N

pH _____ Temp _____
 Flow _____ Other _____

Metals 40zClr-NoPres
 SV8081 40zClr-NoPres

Hold Pending Analysis

Temp: **19.810-19.8** °C
 Date: **5-2-22**

Time: **0910**

Received by: (Signature) *Tamanda Barnett*
 Received by: (Signature)
 Received for lab by: (Signature)

Relinquished by: (Signature)
 Relinquished by: (Signature)
 Relinquished by: (Signature)



Appendix H: Qualifications of Environmental Professionals

Experience Summary

Cesar is a Field Manager/Storm Water Compliance Specialist with 5 years of experience in National Pollutant Discharge Elimination System (NPDES) consulting and regulatory compliance. His experience includes assistance in preparing Storm Water Pollution Prevention Plans (SWPPP) for the California General Permit for construction activities, site monitoring and permitting assistance. Cesar has managed storm water compliance for more than 10 utility scale renewable resource projects and associated transmission lines. Other experience includes site monitoring and water sampling for industrial projects and site monitoring for commercial and residential construction projects. Cesar is a Certified Inspector of Sediment and Erosion Control through CISEC, Inc. and a Qualified SWPPP Practitioner for the State of California.

Assignment

Private Sector Enterprise

Certifications

- QSP, No. 25607
- CISEC, No. 159

Professional Affiliations

- *International Erosion Control Association*

Training Courses

- CISEC, November 2014
- QSP, July 2015

Joined Firm

2017

Cesar specializes in identifying potential environment issues and providing Storm Water Pollution Prevention Permit (SWPPP) compliance assistance for construction and industrial projects. Conducts quarterly, weekly, and storm event inspections to assess compliance with National Pollution Discharge Elimination System (NPDES) under the Clean Water Act, generating reports of all deficiencies, and communicating findings with all concerned parties.

Experience Summary

Tyler is a Staff Environmental Scientist with 7 months of experience. His experience includes environmental sampling, site investigation, compliance audits and building inspection. His sampling work has included water, soil, air and building material sampling methods.

Category

Education

*B.S. Environmental Science –
University of Arizona 2019*

Certifications and Training

- OSHA 40-Hour HAZWOPER
- OSHA 8-Hour Supervisor
- AHERA Contractor/Supervisor
- Lead Sampling Technician
- AHERA Building Inspector

Joined Firm

March 2021

Relevant Expertise

- *Environmental sampling*
- *Site investigation*

Environmental Audit, Vulcan Materials, Palmdale, CA

Field Staff

- Inspected production lines for hazards and sources of contamination
- Inspected hazardous waste storage
- Inspected the integrity and compliance of UST's and fuel farms.

Practice Phase I Environmental Site Assessment, University of Arizona, AZ

Field Staff

- Conducted a guided site walk to locate utilities and potential environmental hazards.
- Documented and photographed potential hazards and contamination in soil, groundwater.
- Compiled data into a Phase I report and included recommendations.

Soil Boring Oversight, Vulcan Materials, San Bernardino, CA

Supervisor Trainee Responsible for oversight of multiple soil borings. Identified potential hazards that would change the scope of work.

Experience Summary

Hunter Johnson is a geologist with over two years of experience in the areas of environmental permitting, health and safety, state and federal compliance reporting, and field activities. His experience in the environmental compliance field includes comprehensive knowledge of environmental permitting for residential clients. Mr. Johnson's experience also includes performing numerous types of field activities related to site assessments and investigations, sample collections, and tank closure and remediation.

Assignment

Due Diligence

Education

B.S., Geology, University of Tennessee, Knoxville, 2017

Registration/Certification

OSHA 40-Hour HAZWOPER Certifications

OSHA 8-hour HAZWOPER Supervisor Training

Preliminary Environmental Site Assessment Training (ASTM Phase 1 Training) 0E1527-13)

First Aid and CPR Certified

Experience

2 years

Joined Firm

2017

Relevant Expertise

- *Phase I & II Environmental Site Assessments*
- *Soil, Soil Gas, and Groundwater Sampling*
- *Underground Storage Tank Closure and Remediation*
- *Geographic Information Systems: ArcGIS and ArcView*

Project Experience

Phase I Environmental Site Assessments, DR Horton, Nationwide Staff Geologist. Completing Phase I ESAs by following *all appropriate inquiries* (AAI). Responsibilities include project coordination, technical report writing, historical and physical setting research, review of prior assessments, and regulatory database analysis and reporting. [2017 – Present]

Groundwater Investigation, Confidential Client, Valdosta, Georgia Staff Geologist. Conducted groundwater sampling using a geo-sub pumping method. Provided temporary management of groundwater treatment system. Provided analysis of groundwater results and reported the results based on my findings. [2018 – Present]

Phase I Environmental Site Assessments, Confidential Client, Georgia Staff Geologist. Completing Phase I ESAs by following *all appropriate inquiries* (AAI). Responsibilities included project coordination, technical report writing, historical and physical setting research, and regulatory database analysis and reporting. [2018]

Phase II Environmental Groundwater Sampling, Well Installation, and Soil Investigation, Confidential Client, Savannah, Georgia Staff Geologist. Conducted groundwater sampling using a geo-sub pumping method. Other responsibilities included conducting oversight of surveying and drilling crew to survey and install wells, and soil logging using burmeister system. [2018]

Previous Experience

Earth & Planetary Sciences Department, University of Tennessee, Knoxville, Tennessee

Research Assistant. Conducted grain-size analyses on sediment samples, measured organic carbon content in marsh samples, extracted DNA from clam samples for genetic analyses, and analyzed genetic data to formulate research projects for various projects for the Earth and Planetary Sciences Department. [2014 – 2017]

Memberships

1. Geological Society of America (GSA)
2. American Institute of Professional Geologists (AIPG)

Experience Summary

Caroline Robinson is a geologist based in Raleigh, NC with 2.5 years of experience in the areas of environmental due diligence and field activities associated with site investigation and remediation. She has been involved in a variety of activities to characterize, monitor, and remediate sites contaminated with fuel hydrocarbons, chlorinated hydrocarbons, radionuclides, per- and polyfluoroalkyl substances (PFAS), metals, and polychlorinated biphenyls (PCBs). Such activities include implementing sampling programs (e.g., groundwater, soil, soil gas) and oversight of high-resolution site characterization drilling. Ms. Robinson's experience also includes stormwater permitting and sampling, Phase I and II reporting and site investigations, and soil gas surveys.

Assignment

Environmental Scientist

Education

B.S. Geology,

*James Madison University,
Harrisonburg, VA, 2016*

*M.S. Earth Science, Ohio State
University, Columbus, OH, 2018*

Certification/Training

*40-Hour OSHA HAZWOPER
Certification and Current 8-Hour
Refresher*

CPR and First Aid

Experience

2.5 years

Joined Firm

2021

Relevant Expertise

- *Phase I & II Environmental Site Assessments*
- *Soil, Sediment, Soil Gas, and Groundwater Sampling*
- *Soil, Sediment, Rock Core Description/Logging*
- *PFAS Sampling, Air Sampling*
- *Monitoring Well Installation*
- *Chlorinated Solvent Site Characterization and Remediation*
- *Storm Water Pollution Prevention Plans (SWPPP) Inspections and Visual Assessments*

Site Investigations

PFAS Site Characterization, Confidential Client, Henderson, Kentucky Staff Geologist. Conducted field activities including soil sampling and well installation at an active manufacturing facility. Scope included installation of more than 30 monitoring wells, soil samples, and groundwater samples. [2019-2021]

Phase I Environmental Site Assessments, Confidential Client, North Carolina

Environmental Scientist. Completing Phase I ESAs by following *all appropriate inquiries* (AAI) in support of real estate transactions. Responsibilities included technical report writing, historical and physical setting research, and regulatory database analysis and reporting. [2021]

Remediation

Chlorinated Solvents Investigation and Remediation, Confidential Client, Holly Springs, Mississippi

Staff Geologist. Conducted field activities for a large-scale chlorinated solvent site in Mississippi's Voluntary Cleanup Program. In-situ Thermal Remediation was implemented as a source area remedy, and In-situ Chemical Oxidation was selected to treat groundwater plume after a variety of pilot tests were conducted, including bioremediation using sodium lactate with *Dehalococcoides* bacteria. [2019-2021]

Well Installation and Ongoing Soil Logging and Groundwater Sampling at High Profile EPA Superfund Landfill Site - Bridgeton, Missouri

Field Leader. Oversaw drilling and well installation throughout landfill site and led month long quarterly groundwater sampling events using dedicated bladder pumps. [2021]

Environmental Compliance

Spill Prevention Control and Countermeasure (SPCC) and Stormwater Pollution Prevention Plans (SWPPP), Various Locations, Southeastern United States

Staff Geologist. Responsible for performing onsite stormwater inspections and visual inspections [2019-2021]

Experience Summary

Kris Stanley has over 11 years of experience in performing environmental site assessments and providing a wide range of environmental compliance services for clients in multiple industries throughout the U.S. Kris specializes in planning and conducting Phase I and II Environmental Site Assessments (ESAs) in connection with property transactions; developing and updating Spill Prevention, Control and Countermeasure Plans (SPCCs) for petroleum storage facilities; and developing Stormwater Pollution Prevention Plans (SWPPPs). Her experience also includes conducting spill risk assessments; and compliance and permitting auditing.

Assignment

Environmental Scientist III

Education

B.S., Environmental Science, Metro State College, 2011

Associate of Applied Science Degree, Computer Aided Drafting Program, ITT Technical Institute, 1997

Business Administration/Accounting, Valley Community College, 1983

Training/Certification

RCRA Hazardous Waste Regulations 5-day Course -2013, with annual refresher courses

OHSAS 18001:2007 Lead Auditor

ISO 14001:2004 Requirements

OSHA 10 Hour General Industry

MSHA Certified

ASTM Training on Phase I and Phase II Environmental Site Assessments for Commercial Real Estate, 2010

Commonground University - Environmental Due Diligence-Principles and Practice

40 Hour HAZWOPER Certified

C4 Hazwoper Supervisor Certified

Experience

11 years

Joined Firm

2002

Relevant Expertise

- *Phase I & II Environmental Site Assessments*
- *Spill Risk Assessment*
- *Safety Management System Auditing*
- *Storm Water Pollution Prevention Plans*
- *Spill Prevention, Control and Countermeasure Plans*
- *Soil and Groundwater Sampling Techniques*
- *Fixed and Mobile Lab Work Includes Sample Preparation, Analysis, and Interpretation Using Standard EPA Methods*
- *Monitoring Well Installation*

Environmental Services

Phase I Environmental Site Assessments (ESA), Confidential Municipal Client, Multiple Colorado locations

Environmental Scientist. Coordinated with client and site contacts, conducted site evaluation, researched and reviewed the sites' historical and regulatory background and prepared reports as an Environmental Professional (EP), in accordance with ASTM guidelines.

Phase I Environmental Site Assessments (ESA), Confidential Manufacturing Client, Virginia, Massachusetts, Pennsylvania, New Hampshire, Florida, Connecticut, New Jersey, New York

Project Manager. Performed all project management duties associated with the project and researched and reviewed the sites' historical and regulatory background and prepared the Phase I ESA reports, as an EP.

Stormwater Pollution Prevention Plan (SWPPP) and Spill Prevention, Control and Countermeasure (SPCC), Confidential Manufacturing Client, Texas

Environmental Scientist. Performed site evaluation to evaluate potential pollution sources, measures and controls. This included identifying best management practice and implementation, analyzing monitoring requirements and recordkeeping, and report requirements for the SWPPP. Inventoried associated products regulated by 40 CFR 112 for preparation of the SPCC poster and binder documents, which is a SPCC plan that can be displayed in the area where petroleum products are stored.

Phase I Environmental Site Assessment (ESA), Confidential Industrial Liquid Waste Services Company, Multiple North Carolina locations

Project Manager. Performed all project management duties associated with the project and researched and reviewed the sites' historical and regulatory background and prepared reports as an EP.

Phase I Environmental Site Assessment (ESA), Confidential Materials Company, Multiple California locations

Environmental Scientist. Researched and reviewed the sites' historical and regulatory background and prepared reports from site notes provided from site visits as an EP.

Phase I Environmental Site Assessment (ESA), Confidential Developer Client, California and Utah

Environmental Scientist. Researched and reviewed the sites' historical and regulatory background and prepared the report from site notes provided from the site visit as an EP.

Phase I Environmental Site Assessment (ESA), Confidential Aerospace Company, Multiple California locations

Environmental Scientist. Coordinated with client and site contacts, conducted site evaluation, researched and reviewed the sites' historical and regulatory background and prepared reports as an EP.

Phase I Environmental Site Assessment (ESA), Confidential Transportation/Shipping Client, Montana and Nebraska

Environmental Scientist. Coordinated with client and site contacts, conducted site evaluation, researched and reviewed the sites' historical and regulatory background and prepared reports as an EP.

Phase I Environmental Site Assessment (ESA), Confidential Construction Company, Multiple Colorado locations

Environmental Scientist. Coordinated with client and site contacts and conducted site evaluations.

Spill Risk Management Tools, PepsiCo, Multiple States

Environmental Scientist. Assisted PepsiCo with implementing a Spill Risk Management Tool at 67 PepsiCo manufacturing plants across 22 states to recognize, document, rank, and prevent potential spill areas in their facilities. The Tool is used to quantitatively assess the spill risk potential from all containers over 10 gallons at each plant. Kris conducted a site visit at each plant and interviewed site personnel to collect detailed information about all containers in every area of the plant. Kris entered the information collected into the Tool and used it to evaluate potential impacts to human health and the environment and other concerns, using a quantitative scoring process. Using the scores generated by the tool, Kris was able to quickly identify and evaluate the areas or containers with the highest risk. Kris assessed the effect that modifying aspects of the container or area, including control measures, had on the spill risk scores.

Phase I Environmental Site Assessment (ESA), Riverbend, Oil and Gas Equity Investment Firm, multiple Oil and Gas Well North Dakota locations

Environmental Scientist. Coordinated with the client and site contacts to conduct 34 site evaluations of oil and gas wells in an intensive four-day period. Kris assisted in developing a standardized site evaluation form to ensure consistency in the site inspections across all sites and to streamline the on-site process. In her role as the designated EP, she followed the ASTM E1527-136 standard, was principal author of the Phase 1 ESA report, and she also coordinated the in-office team to complete the combined multi-site report.

Phase I Environmental Site Assessment (ESA), Confidential Equipment Rental Company, Colorado, Washington, North Dakota, Oklahoma, Texas and Louisiana

Project Manager. Coordinated with client and site contacts, conducted site evaluation, researched and reviewed the sites' historical and regulatory background and prepared reports as an EP.

Spill Prevention, Control and Countermeasure (SPCC) Plan, Confidential Equipment Rental Company, California, Illinois, Texas, Washington, Louisiana, Kentucky, Georgia and Missouri

Project Manager. Performed site evaluation and inventoried petroleum products regulated by 40 CFR 112. Prepared and produced poster and plans.

Environmental Permitting and Compliance Auditing and Project Management, Confidential Equipment Rental Company, Multiple States

Project Manager. Conducted interviews of client site contacts regarding areas that require Federal, State, and local permitting and/or regulations; determined if the sites met the requirements, and assisted the Sites with obtaining necessary permits and registrations. Kris is the Project Manager and has coordinated multiple staff on various tasks for this expanding project while staying on budget.

Internal Safety Management System Audits, Confidential Steel Industry Client, Indiana and Ohio

Internal Team Auditor. Kris performed Internal Safety Management System (SMS) audits including extensive interviews with personnel in process areas, observation of work practices, and reviews of Standard Operating Procedures, at multiple steel mills. Kris participated in the week-long audits at the mills and various departments. Kris contributed to preparation of the audit reports, including findings, observations, and corrective and preventive actions.

Well Development Oversight, Los Angeles Department of Water and Power, California

Environmental Scientist. Provided well development oversight for multiple wells which included documenting development activities, verifying project specifications, and documenting and implementing health and safety procedures.

Gas Field Assessments, Public Gas Partners, Multiple Alabama locations

Environmental Scientist. Assisted in approximately 170 environmental assessments of existing gas fields, maintenance yards, compressor stations, transfer ponds and discharge ponds for potential environmental impacts and prepared the Field Report Table as a final product.

Performance Evaluation Program Coordinator, AFCEC, Multiple locations

Environmental Scientist. Coordinated performance evaluation sampling and split sampling with multiple environmental consultants and laboratories at various Air Force installations across the United States simultaneously. Tasks included ordering samples, organizing with the consultants and verifying their sampling events, evaluating laboratory results, and preparing evaluation reports.

Spill Prevention, Control and Countermeasure (SPCC) Plan Multiple Revisions, City and County of Denver, Denver International Airport, Colorado

Environmental Scientist. Performed site evaluation and inventoried petroleum products regulated by 40 CFR 112. Prepared and produced updated SPCC plans.

Spill Prevention, Control and Countermeasure (SPCC) Plan, Confidential Retail “Big Box” Client, Multiple locations

Environmental Scientist. Prepared and produced plans with a short deadline from site notes provided from site visits.

Phase II Site Work, City and County of Denver, Denver, Colorado Multiple locations

Environmental Scientist. This ongoing project consists of conducting fieldwork oversight, collecting groundwater and soil samples, and associated reporting including database management at multiple brownfield sites located on the former Stapleton International Airport property.

Spill Prevention and Response Plan, Boulder WWTP, Colorado

Environmental Scientist. Conducted a site visit/interview with facility staff to evaluate loading/unloading areas. Prepared and produced standard operating procedures (SOPs) with input from the plant personnel for the critical loading and unloading areas. The plan included step by step instructions to be used as a training manual for the WWTP staff. The plan also included spill response procedures for addressing potential spills in these areas.

Phase I Environmental Site Assessment (ESA), Confidential Oil and Gas Client, Multiple Montana locations

Environmental Scientist. Researched and reviewed the sites’ historical and regulatory backgrounds and prepared reports from site notes provided from site visits.

Phase I Environmental Site Assessment (ESA), Confidential Aerospace Client, Colorado

Environmental Scientist. Coordinated with client and site contacts, conducted site evaluation, researched and reviewed the site’s historical and regulatory background and prepared reports.

Geochemistry Characterization, Nu-West Industries, Inc., Soda Springs, Idaho

Environmental Scientist. In support of a baseline study for a mine permitting project at the Rasmussen Valley mine, collected and prepared geological samples for multiple bore holes and served as the Site Safety Officer, with no injuries or lost time incidents.

Ground Water Sampling, Confidential Client, Retail Gas Station, Connecticut

Environmental Scientist. Performed low flow ground water sampling activities which included the collection of water quality samples and the collection of water quality parameters.

Archeological Survey, DCP Midstream, Texas

Environmental Scientist. Assisted in the survey of a 690-acre vacant property and approximately 5 miles of linear alignments. Also assisted in completing shovel tests to identify the presence of cultural resources and verify soils in the area as described by the Soil Conservation Service.

Toms River Superfund Site, BASF, Toms River New Jersey

Environmental Scientist. Conducted extensive groundwater elevation monitoring and low flow sampling as part of ongoing monitoring of a large former industrial facility. Input Field Sampling Data using EQUIS database program.

Surface and Ground Water Sampling, Nu-West Agrium RVMP, Soda Springs, Idaho

Environmental Scientist. Performed low flow ground water sampling and surface water sampling activities which included the collection of water quality samples and the collection of stream flow measurements.

BMP Oversight, DCP Midstream, Texas

Environmental Scientist. Responsible for BMP oversight along pipeline ROW and wetland areas.

Database Management, Confidential Client, New Orleans, Louisiana

State Data Management Lead. Managed a database associated with the Florida Shoreline Clean-up Assessment Team (SCAT) to ensure that data obtained from the state field leads was in accordance with the approved plans and effective quality assurance protocols were followed. Assisted in identifying data quality inconsistencies and resolutions to improve SCAT data management across the Gulf Coast.

Phase I Environmental Site Assessments (ESAs), multiple Former Mining Mountain Properties, Confidential Client, Colorado

Environmental Technician. Coordinated with client and site contacts, conducted site evaluations, researched and reviewed the sites' historical and regulatory background and prepared reports.

Phase I Environmental Site Assessments (ESAs), multiple Forest Properties, Confidential Client, Tennessee

Environmental Technician. Conducted site evaluations, researched and reviewed the sites' historical and regulatory background and prepared reports.

Phase I Environmental Site Assessments (ESAs), Port Property, Confidential, Corpus Christi, Texas

Environmental Technician. Conducted site evaluation of approximately 500 acres and multiple structures, and prepared reports.

Phase I Environmental Site Assessments (ESAs), Confidential Dairy Farm Client, Idaho

Environmental Technician. Coordinated with client and site contacts, conducted site evaluation, researched and reviewed the site's historical and regulatory background and prepared reports.

Phase I Environmental Site Assessments (ESAs), Confidential Oil Field Services, multiple Salt Water Disposal Wells in North Dakota and Montana

Environmental Technician. Coordinated with client and site contacts, conducted site evaluation, conducted NORM surveys, researched and reviewed the sites' historical and regulatory backgrounds and prepared reports.

Soil investigation, Confidential Oil Field Services Company, multiple Salt Water Disposal Wells North Dakota and Montana

Environmental Technician. Performed oil pit sediment sampling and soil sampling site work at multiple locations based on Site conditions determined during the Phase I Site visits.

Phase I Environmental Site Assessments (ESAs), Confidential Oil Field Services Company, North Dakota, Colorado, Wyoming, Kansas, Montana and Utah

Environmental Technician. Performed Phase I ESAs at multiple locations. Coordinated with client and site contacts, conducted site evaluations, conducted NORM surveys, researched and reviewed the sites' historical and regulatory background and prepared reports.

Phase I Environmental Site Assessments (ESAs), Confidential Industrial Liquid Waste Services Company, Florida, Alabama, Kansas and Oklahoma

Environmental Technician. Performed Phase I ESAs at multiple locations. Coordinated with client and site contacts, conducted site evaluations, researched and reviewed the sites' historical and regulatory background and prepared reports.

Phase I Environmental Site Assessments (ESAs), Confidential Global Oil Field Services Company, Pennsylvania, Ohio, New York, West Virginia

Environmental Technician. Performed Phase I ESAs at multiple locations. Coordinated with client and site contacts, conducted site evaluations, researched and reviewed the sites' historical and regulatory background and prepared reports.

Phase I Environmental Site Assessments (ESAs), Confidential Oil Field Services Facility, Utah

Environmental Technician. Coordinated with client and site contacts, conducted site evaluations, researched and reviewed the site's historical and regulatory background and prepared reports.

Phase I Environmental Site Assessments (ESAs), Confidential Shipping Company, Multiple States

Environmental Technician. Performed multiple Phase I ESAs. Coordinated with client and site contacts, researched and reviewed the sites' historical and regulatory background and prepared reports.

Phase I Environmental Site Assessments (ESAs), City and County of Denver, Denver, Colorado, Multiple Sites

Environmental Technician. Performed multiple Phase I ESAs. Coordinated with client and site contacts, researched and reviewed the sites' historical and regulatory background and prepared reports.

Phase II Site Work, City and County of Denver, Denver, Colorado, Multiple Sites

Environmental Technician. Conducted groundwater, soil, sediment, and surface water sampling and associated reporting including database management. Supervised subcontractors completing well abandonment.

Multiple Clients Phase II Site Work, Denver, Colorado and Surrounding Area

Environmental Technician. Conducted groundwater, soil, sediment, and surface water sampling and associated reporting including database management.

Stormwater Pollution Prevention Plans (SWPPPs), Confidential Oil Field Services Company, Utah, Kansas and Colorado

Environmental Technician. Described potential pollution sources, measures and controls including identifying best management practice and implementation, analyzing monitoring requirements and recordkeeping and report requirements and helped prepare the reports.

Spill Prevention, Control and Countermeasure (SPCC) Plan, Confidential Oil Field Services Company, Utah and Colorado

Environmental Technician. Performed site evaluation and inventoried petroleum products regulated by 40 CFR 112. Prepared and produced SPCC plans.

Spill Prevention, Control and Countermeasure (SPCC) Plan, CEMEX USA, Colorado

Environmental Technician. Performed site evaluation and inventoried petroleum products regulated by 40 CFR 112. Prepared and produced SPCC plans.

Spill Prevention, Control and Countermeasure (SPCC) Plan, Confidential Industrial Liquid Waste Services Company, Kansas

Environmental Technician. Performed site evaluation and inventoried petroleum products regulated by 40 CFR 112. Prepared and produced plans.

Spill Prevention, Control and Countermeasure (SPCC) Plan, City and County of Denver, Denver International Airport

Environmental Technician. Performed site evaluation and inventoried petroleum products regulated by 40 CFR 112. Prepared and produced plan.

Spill Prevention, Control and Countermeasure (SPCC) Plan, Confidential Client, Wyoming

Environmental Technician. Performed site evaluation and inventoried petroleum products regulated by 40 CFR 112. Prepared and produced plans.

Passive Vapor Sampling, Confidential Oil Field Services Facility, Wyoming

Environmental Technician. Installed and collected passive soil vapor samples.

Tank Farm Hill - Montana State Superfund Site, Confidential Oil Refining Group, Cut Bank, Montana

Environmental Technician. Conducted quarterly water sampling and associated reporting. Oversaw drilling, monitoring well installation, aquifer testing, and impact assessment. Conducted investigation to determine origin and fate/transport mechanisms for petroleum impacted groundwater.

Appendix F: Vehicle Miles Traveled Memo

August 1, 2022

Melody Nohemi Haigh
DR Horton
419 West Murray Avenue
Visalia, CA 93291

RE: Wild Oak Vehicle Miles Traveled (VMT) Assessment

Dear Ms. Haigh:

The following Vehicle Miles Travelled (VMT) Assessment has been prepared for the Wild Oak single-family residential development located on the south side of West Pleasant Avenue between La Dawna and Alpha Streets – Assessor’s Parcel Number 168-020-003.

BACKGROUND

In December 2018, modifications to the California Environmental Quality Act (CEQA) Guidelines were adopted by the Governor’s Office of Planning and Research (OPR), which requires all lead agencies to adopt VMT as a replacement for automobile delay-based level of service (LOS) as the new measure for identifying transportation impacts for land use projects. This statewide mandate, enacted by the State Legislature through Senate Bill 743, took effect July 1, 2020. This analysis relies on information prepared by OPR as part of their December 2018 publication entitled *Technical Advisory on Evaluating Transportation Impacts in CEQA* (Technical Advisory), which provides guidance for evaluating transportation impacts based on VMT.¹

PROJECT SCREENING

The OPR guidelines provide details on appropriate “screening thresholds” that can be used to identify when a proposed land use project is anticipated to result in a less-than-significant impact without conducting a more detailed VMT analysis. Screening thresholds include:

1. Residential and office projects within a Transit Priority Area
2. Locally serving retail projects up to 50,000 square feet
3. Residential, office, or mixed-use projects within low-VMT generating areas
4. 100 percent affordable housing projects
5. Projects that generate fewer than 110 daily trips

A land use project need only meet one of the above screening thresholds to result in a less than significant impact.

¹ (Governor’s Office of Planning and Research (OPR) December 2018)

1. Transit Priority Area Screening

The Project site is not located within the Transit Priority Area.

Transit Priority Area screening threshold is not met.

2. Retail Screening

As the project is residential, this screening is not applicable.

Retail screening threshold is not met.

3. Low VMT-generating Area Screening

The Caltrans Travel Demand Model identified the Low VMT-generating Area as illustrated on Attachment A. The project is located within the Low VMT-generating Area.

Low VMT-generating Area screening threshold is met.

4. Affordable Housing Screening

The Technical Advisory asserts that “a project consisting of a high percentage of affordable housing may be a basis for the lead agency to find a less-than-significant impact on VMT. Evidence supports a presumption of less than significant impact for a 100 percent affordable residential development (or the residential component of a mixed-use development) in infill locations. Lead agencies may develop their own presumption of less than significant impact for residential projects (or residential portions of mixed-use projects) containing a particular amount of affordable housing, based on local circumstances and evidence.”

The Project would not meet Affordable Housing screening as the Project does not provide 100 percent affordable housing in an infill area.

Affordable Housing screening threshold is not met.

5. Trip Generation Screening

The project proposes 83 single-family dwelling units. Per trip generation rates taken from *Trip Generation, 11th Edition – Institute of Traffic Engineers (ITE)*, the project is expected to generate 772 daily trips. This trip generation exceeds the 110 daily trip threshold.

Trip Generation screening threshold is not met.

CONCLUSION

One of the five screening criteria was met, specifically No. 3 – Low VMT-generating Area. Because of this, the project is eligible to be screened out based on OPR guidelines, would result in a less than significant impact, and no further VMT analysis or potential mitigation measures are necessary.

If you need additional information, please do not hesitate to contact me at (559) 636-1166 or mhamilton@ppeng.com.

Respectfully,



Matt Hamilton, PE
Senior Engineer

c: Jarred Olsen – Provost & Pritchard
Harrison Hughes – Provost & Pritchard

Attachments: Caltrans VMT Analysis by Home Analysis Zone (HTAZ)

ATTACHMENT A

Attachment A
Caltrans VMT Analysis by Home Traffic Analysis Zone (HTAZ)

HTAZ	VMT	Population	VMTperPerson
2700	33,343	2,291	14.55
2701	32,228	2,890	11.15
2702	12,088	854	14.15
2703	2,947	488	6.04
2704	32,903	2,094	15.71
2705	31,096	2,921	10.65
2706	56,543	5,278	10.71
2707	60,171	6,101	9.86
2708	55,087	4,379	12.58
2709	48,009	3,802	12.63
2710	13,984	734	19.05
2711	5,031	796	6.32
2712	29,078	3,179	9.15
2713	217,312	5,088	42.71
2714	68,230	2,137	31.93
2715	43,953	2,302	19.09
2716	134,105	5,271	25.44
2717	62,159	5,020	12.38
2718	33,392	1,960	17.04
2719	104,978	4,822	21.77
2720	94,910	5,521	17.19
2721	150,072	8,030	18.69
2722	103,019	7,631	13.50
2723	63,674	4,304	14.79
2724	120,046	10,168	11.81
2725	36,027	2,706	13.31
2726	135,878	6,712	20.24
2727	71,957	4,470	16.10
2728	39,055	3,977	9.82
2729	110,704	13,676	8.09
2730	24,045	3,002	8.01
2731	51,460	7,721	6.66
2732	90,625	10,208	8.88
2733	69,744	9,670	7.21
2734	70,618	8,797	8.03
2735	80,538	6,996	11.51
2736	96,706	8,454	11.44
2737	108,417	5,510	19.68
2738	85,394	4,245	20.12
2739	172,474	5,726	30.12
2740	49,913	4,289	11.64
2741	62,596	3,407	18.37
2742	64,750	3,641	17.78
2743	54,763	1,987	27.56
2744	116,965	5,634	20.76

Attachment A
Caltrans VMT Analysis by Home Traffic Analysis Zone (HTAZ)

2745	110,814	6,655	16.65
2746	72,315	5,626	12.85
2747	90,276	5,497	16.42
2748	34,588	2,746	12.60
2749	41,972	2,592	16.19
2750	94,471	10,488	9.01
2751	95,130	10,194	9.33
2752	46,529	4,645	10.02
2753	39,385	4,118	9.56
2754	69,110	6,233	11.09
2755	37,630	3,435	10.95
2756	65,443	5,585	11.72
2757	74,863	6,644	11.27
2758	34,442	3,657	9.42
2759	49,120	6,117	8.03
2760	35,672	4,689	7.61
2761	51,621	5,646	9.14
2762	52,938	6,867	7.71
2763	67,584	7,204	9.38
2764	54,962	6,214	8.84
2765	39,794	5,190	7.67
2766	64,074	6,833	9.38
2767	55,615	6,449	8.62
2768	18,133	2,513	7.22
2769	49,322	6,982	7.06
2770	22,751	2,758	8.25
2771	64,126	7,322	8.76
2772	147,327	4,648	31.70
2773	215,253	12,853	16.75
2774	105,567	6,208	17.01
2775	49,533	2,571	19.27
2776	145,714	12,194	11.95
2777	108,238	10,117	10.70
2778	42,272	3,155	13.40
2779	2,998	231	12.98
2780	1,659	169	9.82
2781	58,827	7,042	8.35
2782	7,792	518	15.04
2783	67,252	6,403	10.50
2784	44,046	4,271	10.31
Total	5,730,145	442,168	12.96

Regional Average is	12.959
15% Below Average is	11.015
Project Site is	9.008