

**COTTONWOOD SUBDIVISION
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

Prepared for:

City of Tulare

411 E Kern Avenue

Tulare CA 93274

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Introduction

The Initial Study has been prepared on behalf of the City of Tulare to address environmental effects of the proposed project, the Cottonwood Phase 3 Subdivision. The project includes Zone Amendment 752 and Tentative Subdivision Map TSM 23-26 - Cottonwood 3. This document has been prepared in accordance with the California Environmental Quality Act (CEQA) Public Resources Code 21000 et. Seq. The City of Tulare will act as the Lead Agency for processing the Initial Study/Mitigated Negative Declaration pursuant to the CEQA Guidelines.

Project Background & Purpose

The proposed project involves the development of an 86-lot single family residential subdivision at the southeast corner of Foster Drive and Mooney Boulevard. The project includes a zone amendment, which is a request to change the existing zoning designation from R-1-6 (Single-family Residential, 6,000 sq. ft. minimum lot area) to the R-1-5 (Single-family Residential, 5,000 sq. ft. minimum lot area) zone. The project also includes a 17,133 square foot park (0.39 acre). The proposed project would result in on-site infrastructure improvements, including extending segments of Mooney Boulevard and Foster Drive, as well as new city streets within the subdivision. Construction is proposed to begin in October 2024 and continue for 24-36 months. See Exhibit 2 for site layout.

Project Location

The project is located at the southeast corner of Foster Drive and Mooney Boulevard (APN 184-100-008). The site is approximately 13.31 acres and is adjacent to existing residential to the south, and southeast. A vacant parcel and additional residential development exist to the west. The area to the north and northeast is currently vacant and is currently owned by the Tulare City School District. The School District owns the property with long term plans to construct a future school site on the property.

Other Permits and Approvals

Other permits and approvals required for the Cottonwood Phase 3 Subdivision are listed below. It should be noted that this list is not exhaustive and additional permits and approvals may also be required.

- City of Tulare Zone Amendment
- City of Tulare Tentative Subdivision Map
- City of Tulare Grading Permit
- San Joaquin Valley Air Pollution Control District (SJVAPCD)
- Central Valley Regional Water Quality Control Board, SWPPP

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

1. **Project Title:** Cottonwood Phase 3 Subdivision
2. **Lead Agency:** City of Tulare
411 East Kern Avenue
Tulare, CA 93274
(559) 684-4210
3. **Applicant:** NFDI LLC
1878 N. Mooney Blvd. Ste J
Tulare, CA 93274
(559) 799-6993
4. **Project Location:** The project is located on the southeast corner of Foster Drive and Mooney Boulevard. (APN 184-100-008. See Exhibit 1: Vicinity Map and Exhibit 2: Project Location)
5. **General Plan Designation** The site is designated in the City of Tulare 2035 General Plan as Low Density Residential.
6. **Zoning Designation:** The site is currently zoned R-1-6 (Single-family Residential, 6,000 sq. ft. minimum lot area) and is proposed for a rezone to the R-1-5 (Single-family Residential, 5,000 sq. ft. minimum lot area) zone.
7. **Project Description:** The proposed project site is currently in the Tulare city limits. The project is the development of 86 single family residential units and a public park. The project has access to Foster Drive and Turner Drive through the existing subdivision to the south. The proposed project includes on-site infrastructure to service the subdivision such as water, sewer, storm drainage and other utilities. Construction is estimated to be from October 2024 through October 2026. See Exhibit 3 for Project Layout.
8. **Surrounding Land Use Designations and Settings:**

North: Low Density Residential (City of Tulare 2035 General Plan), existing vacant / future school site
South: Low Density Residential (City of Tulare 2035 General Plan), existing residential
East: Low Density Residential (City of Tulare 2035 General Plan), existing residential / Vacant
West: High Density Residential(City of Tulare 2035 General Plan), Vacant / existing residential.
9. **Required Approvals:** The following discretionary approvals are required from The City of Tulare for the proposed project:
 - City of Tulare Zone Amendment
 - City of Tulare Tentative Subdivision Map
10. **Native American Consultation:** The Santa Rosa Rancheria Tachi Yokut Tribe has requested

notification in accordance with AB52. The Santa Rosa Rancheria Tachi Yokut Tribe was notified on October 20, 2023. No response was received from the tribe.

11. **Parking and access:** Vehicular Access to the project will be from Foster Drive at two point and through the existing subdivision to the south to Turner Drive. Each single-family residence will provide a two car garage in order to meet parking standards in the City Zoning Ordinance.

12. **Landscaping and Design:** The subdivision will feature areas with block walls and backing-lot treatment (landscaping). These areas will be included within a landscape lighting and maintenance district. The landscaping for common lot areas will require landscape and design plans at the time the project submits for the final maps and building permits and will be subject to the City of Tulare’s Water Efficient Landscape Ordinance (WELO).

13. **Utilities and Electrical Services:** City services (water, sewer, storm drain, law enforcement, fire protection etc.) will be extended to the proposed Project area upon development. Electrical service will be provided by Southern California Edison and cable will be provided by comcast. These utilities will also be extended to the proposed Project area upon development.

Exhibit 1 Vicinity Map

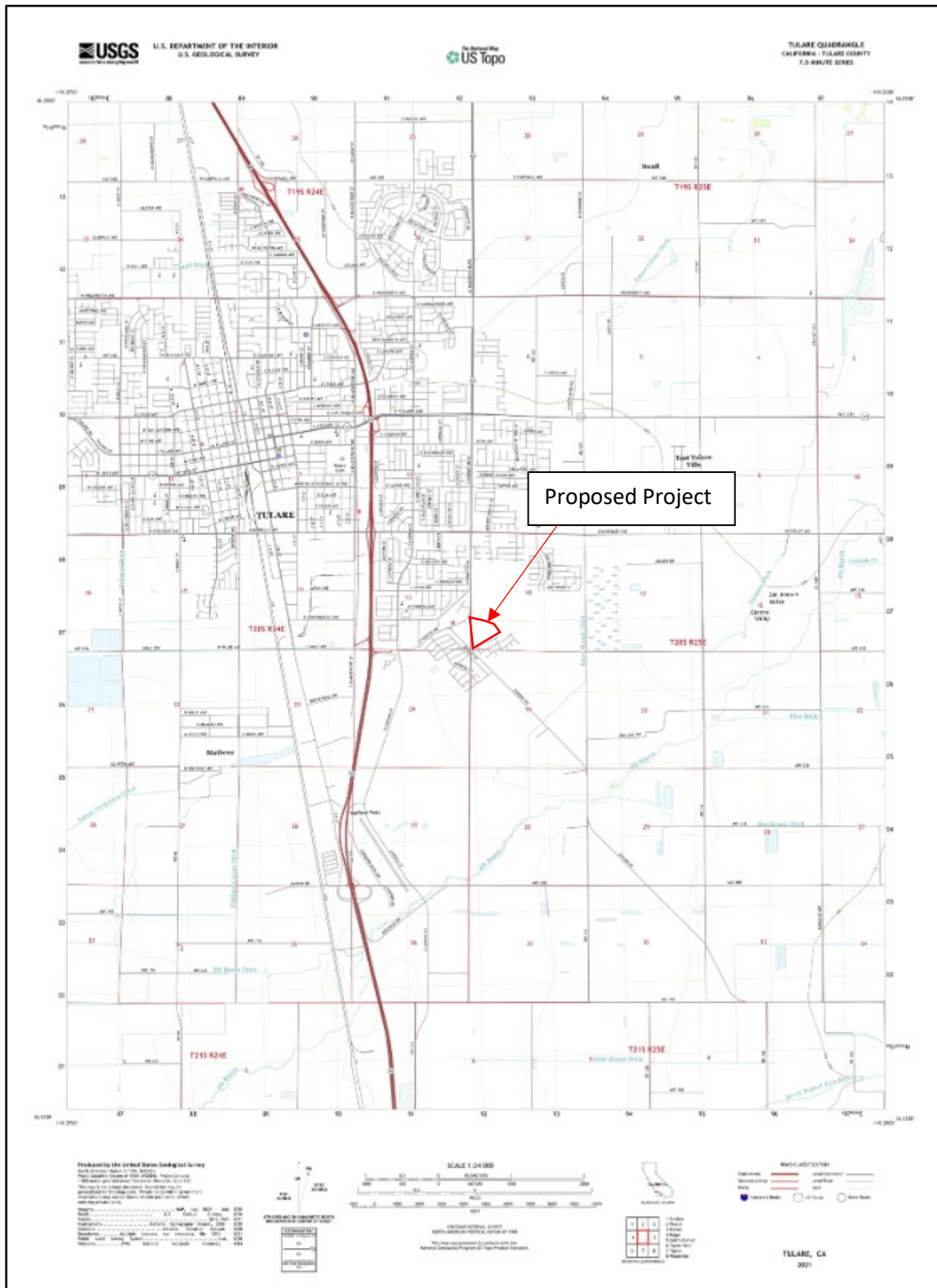


Exhibit 2
Project Location



Exhibit 3 Tentative Subdivision Map

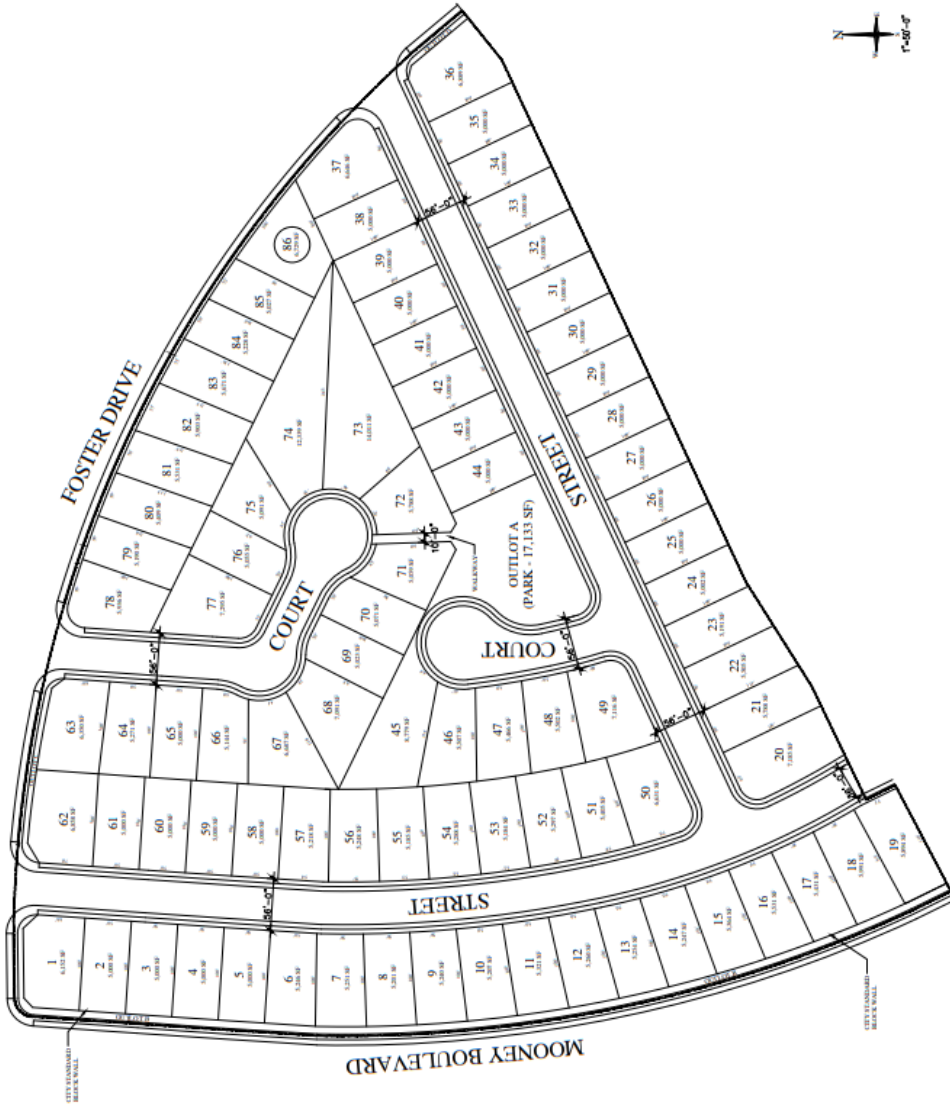
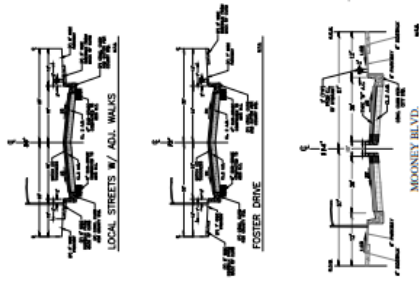
<table border="1"> <tr><td>DATE</td><td>11/11/2024</td></tr> <tr><td>PROJECT</td><td>COTTONWOOD PHASE 3</td></tr> <tr><td>SCALE</td><td>AS SHOWN</td></tr> </table>	DATE	11/11/2024	PROJECT	COTTONWOOD PHASE 3	SCALE	AS SHOWN			TENTATIVE SUBDIVISION FOR COTTONWOOD PHASE 3 <small>FLORISSANT, CALIFORNIA</small>	SITE
DATE	11/11/2024									
PROJECT	COTTONWOOD PHASE 3									
SCALE	AS SHOWN									

TENTATIVE SUBDIVISION FOR COTTONWOOD PHASE 3 TLARIE, CALIFORNIA

OWNER
NEW LAR

DEVELOPER
NEW LAR
10000 W. WILSON AVENUE, SUITE 100
FLORISSANT, CALIFORNIA 91723

PROJECT INFO
APN: 034-004-000-000
LOCAL STREETS W/ ADJ. WALKS
FOSTER DRIVE
MOONEY BOULEVARD
JULY 2025
CITY OF TLARIE
CITY ENGINEER: [Name]



ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- Aesthetics
- Agriculture and Forest Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Population
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Mandatory Findings of Significance
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

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

On the basis of this initial evaluation:

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

Steven Sopp, Principal Planner, City of Tulare

Date

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors, as well as general standards (e.g., the project would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analyses Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and the mitigation measure identified, if any, to reduce the impact to less than significance

ENVIRONMENTAL ANALYSIS

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

I. AESTHETICS

Except as provided in Public Resource Code Section 210999, would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within 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 a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Setting

There are no aesthetic resources identified in the City of Tulare General Plan. The property was previously approved for a tentative map, which has since expired. The property has been vacant and fallow for many years. As shown in the following photos, the proposed project will not impact any scenic vista from the project site.

Photo 1: Taken from the southwest corner



Photo 2: Taken from the southeast corner



Photo 3: Taken from the north, looking south



Discussion

a) Would the project have a substantial adverse effect on a scenic vista?

A scenic vista is defined as a viewpoint that provides expansive views of highly valued landscape for the benefit of the general public. The Sierra Nevada Mountains are the primary scenic vista within this region and the Land Use Element of the City's General Plan states that view corridors to the mountains should be preserved. The proposed project will not impede on adjacent properties' view of the Sierra Nevada Mountains, given that the poor air quality in the area obscures the views of the mountains most days, and the project would construct homes that would be compliant with the height limit in the City's zoning code. The proposed project would not be substantially altering the existing views in the area which are already dominated by homes or development on three sides of the project site. Therefore, there is no impact.

b) Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within state scenic highway?

There are no Officially Designated State Scenic Highways within the City of Tulare or in the vicinity of the project, therefore there is no impact.

c) In non-urbanized areas, would the project substantially degrade the existing visual character or quality of the site and its surroundings? (Public views are those that are experienced from a 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?

The proposed project is not currently developed and is adjacent to a non-urbanized area to the east. The proposed project would not degrade the visual character or quality of the site and surroundings, therefore there is no impact.

d) Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

The proposed project would result in new lighting sources on the project site consistent with adjacent residential development. New lighting sources would include interior lighting from residences and street lighting. All street lighting will be consistent with the City's lighting standards, which are developed to minimize impacts related to excessive light and glare. Although the project will introduce new light sources to the area, all lighting will be consistent with adjacent residential land uses and the City's lighting standards. Therefore, impacts are considered less than significant.

Mitigation Measures: None Required

II. AGRICULTURE AND FOREST RESOURCES:

<p>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in the Forest Protocols adopted by the California Air Resources Board. Would the project:</p>	<p>Potentially Significant Impact</p>	<p>Less Than Significant With Mitigation Incorporation</p>	<p>Less than Significant Impact</p>	<p>No Impact</p>
<p>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?</p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>
<p>b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?</p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p>
<p>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)?</p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p>
<p>d) Result in the loss of forestland or conversion of forest land to non-forest use?</p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p>
<p>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 forestland to non-forest use?</p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>

Environmental Setting

The proposed project site is not under Williamson Act Contract, but is designated as Prime Farmland and Farmland of Local Importance as shown by the Farmland Mapping and Monitoring Program (FMMP), Exhibit 4. The soil is Flamen Loam (0 to 2 percent slope). The project site is currently vacant and fallow land, with a temporary storm basin located on the property that will be relocated. The site is adjacent to urban

development to the west, north and south, and fallow land to the east.

Regulatory Setting

California Farmland Mapping and Monitoring Program (FMMP): The FMMP is implemented by the California Department of Conservation (DOC) to conserve and protect agricultural lands within the State. Land is included in this program based on soil type, annual crop yields, and other factors that influence the quality of farmland. The FMMP mapping categories for the most important statewide farmland are as follows:

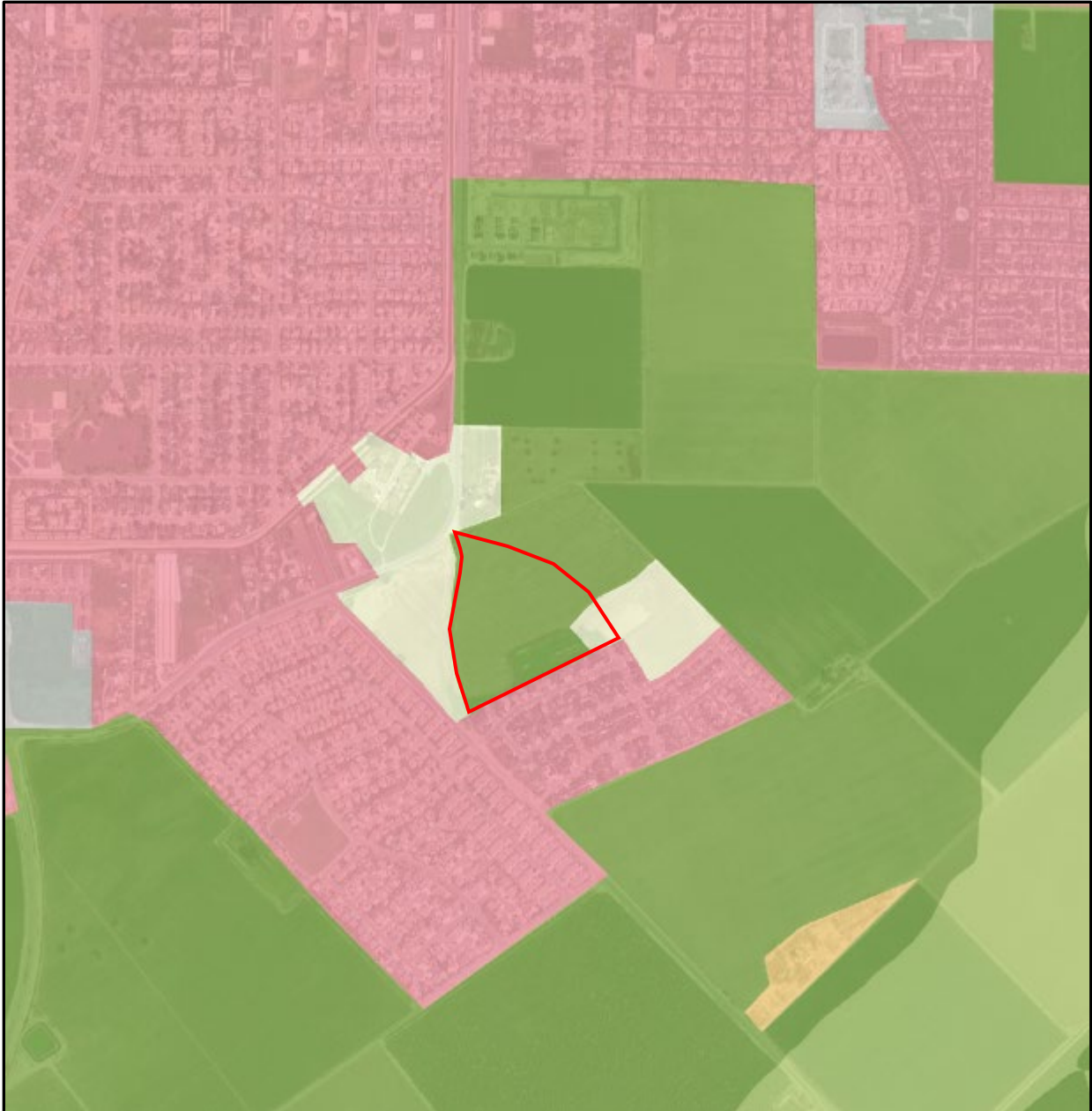
- **Prime Farmland** has the ideal physical and chemical composition for crop production. It has been used for irrigated production in the four years prior to classification and is capable of producing sustained yields.
- **Farmland of Statewide Importance** has also been used for irrigated production in the four years prior to classification and is only slightly poorer quality than Prime Farmland.
- **Unique Farmland** has been cropped in the four years prior to classification and does not meet the criteria for Prime Farmland or Farmland of Statewide Importance but has produced specific crops with high economic value.
- **Farmland of Local Importance** encompasses farmland that does not meet the criteria for the previous three categories. These may lack irrigation, produce major crops, be zoned as agricultural, and/or support dairy.

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:






- COS-P3.1 Protect Interim Agricultural Activity. The City shall protect the viability of existing interim agricultural activity in the UDB to the extent possible.
- COS-P3.2 Agricultural Buffers. The City shall require that agricultural land uses designated for long-term protection (in a Williamson Act contract or under a conservation easement located outside the City's UDB) shall be buffered from urban land uses through the use of techniques including, but not limited to, spatial separations (e.g. greenbelts, open space setbacks, etc.), transitions in density, soundwalls, fencing, and/or berming.
- 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-P3.9 Williamson Act Contracts. The City shall encourage the use of Williamson Act contracts on parcels located outside the UDB.
- COS-P3.10 Williamson Act Contracts near City Limits. The City shall protest the formation of new Williamson Act or Super Williamson Act contracts within the UDB.
- COS-P3.11 Williamson Act Non-Renewal in UDB. The City shall support non-renewal or cancellation processes for Williamson Act designated lands within the City of Tulare UDB.

- COS-P3.12 Mitigation for Agricultural Land Conversion. The City shall create and adopt a mitigation program to address the conversion of Prime Farmland & Farmland of Statewide Importance within the UDB and outside the city limits to non-agricultural uses. This mitigation program shall:
 - Require a 1:1 ratio of agricultural land preserved for every acre of land converted.
 - Require land to be preserved be equivalent to the land converted, e.g. Prime Farmland, and further require that the land to be preserved has adequate existing water supply to support agricultural use, is designated and zoned for agriculture, is located outside of a city UDB, and is within the southern San Joaquin Valley.
 - Require mitigation prior to or at time of impact.
 - Allow mitigation to be provided either by purchase of agricultural easements or by payment of agricultural mitigation fees, but state that purchase of conservation easements is the preferred form of mitigation. Both purchase of easements and payment of mitigation fees should cover not only the cost of an agricultural easement, but additional costs of transactional fees and administering, monitoring, and enforcing the easement.
 - Require easements to be held by and/or mitigation fees to be transferred to a qualifying entity, such as a local land trust with demonstrated experience administering, monitoring and enforcing agricultural easements.
 - Require the qualifying entity to submit annual status and monitoring reports to the City and to Tulare County.
 - Allow stacking of conservation and agricultural easements if habitat needs of species on conservation easement are compatible with agricultural activities/use on agricultural easement.
 - Allow exemptions for conversion of land to agricultural tourism uses, agricultural processing uses, agricultural buffers, public facilities, and roadways.
- 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.

Exhibit 4: Important Farmland Map



California Important Farmland

-  Prime Farmland
-  Farmland of Local Importance
-  Vacant or Disturbed Land
-  Urban and Built-Up Land
-  Project Site



NORTH

Discussion

a) Would the project 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?

The proposed project site is classified as Prime Farmland by the California Department of Conservation (DOC) farmland mapping and monitoring program dated 2018, Exhibit 4. The project will result in the conversion of Prime Farmland to a non-agricultural use. The City of Tulare adopted a Statement of Overriding Considerations related to the significant impacts resulting from the General Plan and the loss of Farmland. The City's General Plan Policy COS-P3.12 requires mitigation for the conversion of Prime Farmland and other Critical Farmland to non-agricultural uses for properties that were not within the City limits. The proposed project was within the City limits and has been proposed for development for many years, and is not subject to Policy COS-P3.12. The project site has been fallow and has not recently been used for agricultural purposes, therefore impacts are determined to be less than significant.

b) Would the project conflict with existing zoning for agricultural use, or a Williamson Act Contract?

The proposed project site is zoned R-1-6 and designated in the City of Tulare General Plan as Low Density Residential. Although a change in zoning is proposed as part of the project, the project will not conflict with zoning for any agricultural use. The project site is not under a Williamson Act Contract, therefore there is no impact.

c) Would the project 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))?

The project site is not zoned for forest or timberland production and is not adjacent to any forest land, therefore, there is no impact.

d) Would the project result in the loss of forestland or conversion of forest land to non-forest use?

The site does not contain forestland and is not adjacent or in proximity to any forestland or use, therefore there is no impact.

e) Would the project 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 forestland to non-forest use?

The proposed project does not include changes to the environment that would result in the conversion of adjacent Farmland to non-agricultural use because the vacant land to the east is planned for a future school and is not currently farmed. The project will be consistent with the existing land use designation of the City's General Plan for residential development, therefore the impact is considered less than significant.

Mitigation Measures:

None

III. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>

Environmental Setting

This section describes existing air quality within the San Joaquin Valley Air Basin (SJVAB) and in Tulare County. The SJVAB is comprised of eight counties: Fresno, Kern, Kings, Madera, Merced, San Joaquin, Stanislaus, and Tulare. The air basin is bordered by the Sierra Nevada Mountains to the east, Coastal Range to the west and the Tehachapi Mountains to the south. These topographical features directly relate to air quality within the SJVAB. Air quality is described in relation to air quality standards for criteria pollutants such as, ozone, carbon monoxide, and particulate matter. Air quality can be directly affected by the type and density of land use change and population growth.

Tulare County is located in one of the most polluted air basins in the Country. Wind patterns contribute to air quality by restricting access from the west by the Coastal Range and the Sierra Nevada Mountain Range to the east. Southerly airflow is restricted by the Tehachapi Mountains in the south. The result of restricted air flow is an accumulation of air pollutants as they are “trapped” in the basin.

The resulting accumulation of pollutants has resulted in the SJVAB being in nonattainment for several pollutant standards, as described in Table 3-1.

Pollutant	Designation/Classification	
	Federal Standards	State Standards
Ozone – One hour	No Federal Standard	Nonattainment/Severe
Ozone – Eight hour	Nonattainment/Extreme	Nonattainment
PM 10	Attainment	Nonattainment
PM 2.5	Nonattainment	Nonattainment
Carbon Monoxide	Attainment/Unclassified	Attainment/Unclassified
Nitrogen Dioxide	Attainment/Unclassified	Attainment
Sulfur Dioxide	Attainment/Unclassified	Attainment
Lead (Particulate)	No Designation/Classification	Attainment
Hydrogen Sulfide	No Federal Standard	Unclassified
Sulfates	No Federal Standard	Attainment
Visibility Reducing Particles	No Federal Standard	Unclassified
Vinyl Chloride	No Federal Standard	Attainment

Source: SJVAPCD

Regulatory Setting

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

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

The state and federal standards for the criteria pollutants are presented in Section 8.4 of The San Joaquin Valley Unified Air Pollution Control District’s 2015 “Guidance for Assessing and Mitigating Air Quality Impacts”. These standards are designed to protect public health and welfare. The “primary” standards have been established to protect the public health. The “secondary” standards are intended to protect the nation’s welfare and account for air pollutant effects on soils, water, visibility, materials, vegetation and other aspects of general welfare.

San Joaquin Valley Air Pollution Control District (SJVAPCD) – The SJVAPCD is responsible for enforcing air quality standards in the project area. To meet state and federal air quality objectives, the SJVAPCD adopted the following thresholds of significance for projects:

Table 3-2 SJVAPCD Thresholds of Significance			
Pollutant/Precursor	Construction Emissions	Operational Emissions	
		Permitted Equipment and Activities	Non-Permitted Equipment and Activities
	Emissions (tpy)	Emissions (tpy)	Emissions (tpy)
CO	100	100	100
Nox	10	10	10
ROG	10	10	10
SOx	27	27	27
PM10	15	15	15
PM2.5	15	15	15

Source: SJVAPCD

The following SJVAPCD rules and regulations may apply to the proposed project:

- **Rule 3135:** Dust Control Plan Fee. All projects which include construction, demolition, excavation, extraction, and/or other earth moving activities as defined by Regulation VIII(Described below) are required to submit a Dust Control Plan and required fees to mitigate impacts related to dust.
- **Rule 4101:** Visible Emissions. District Rule 4101 prohibits visible emissions of air contaminants that are dark in color and/or have the potential to obstruct visibility.
- **Rule 9510:** Indirect Source Review (ISR). This rule reduces the impact PM10 and NOX emissions from growth on the SJVB. This rule places application and emission reduction requirements on applicable development projects in order to reduce emissions through onsite mitigation, offsite SJVAPCD administered projects, or a combination of the two. This project will submit an Air Impact Assessment (AIA) application in accordance with Rule 9510’s requirements.
- **Regulation VIII:** Fugitive PM10 Prohibitions. Regulation VIII is composed of eight rules which together aim to limit PM10 emissions by reducing fugitive dust. These rules contain required management practices to limit PM10 emissions during construction, demolition, excavation, extraction, and/or other earth moving activities.

Discussion

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

Construction Phase. Project construction would generate pollutant emissions from the following construction activities: site preparation, grading, building construction, application of architectural coatings, and paving. The construction related emissions from these activities were calculated using CalEEMod, the full CalEEMod Report can be found in Appendix A. As shown in Table 3-3 below, project construction related emissions do not exceed the thresholds established by the SJVAPCD.

Table 3-3 Project Construction Emissions						
	CO (tpy)	ROG (tpy)	SOx (tpy)*	Nox (tpy)	PM10 (tpy)	PM2.5 (tpy)
Emissions Generated from Project Construction	1.87	0.569	< 0.005	1.41	0.28	0.14
SJVAPCD Air Quality Thresholds of Significance	100	10	27	10	15	15

**Threshold established by SJVAPCD for SOx, however emissions are reported as SO2 by CalEEMod.*

Operational Phase. Implementation of the proposed project would result in long-term emissions associated with area sources, such as natural gas consumption, landscaping, applications of architectural coatings, and consumer products, as well as mobile emissions. Operational emissions from these factors were calculated using CalEEMod. The Full CalEEMod Report can be found in Appendix A. As shown in Table 3-4 below, the project’s operational emissions do not exceed the thresholds established by the SJVAPCD.

Table 3-4 Project Operations Emissions						
	CO (tpy)	ROG (tpy)	SOx (tpy)*	Nox (tpy)	PM10 (tpy)	PM2.5 (tpy)
Emissions Generated from Project Operations	6.38	1.478	0.02	0.98	1.16	0.39
SJVAPCD Air Quality Thresholds of Significance	100	10	27	10	15	15

**Threshold established by SJVAPCD for SOx, however emissions are reported as SO2 by CalEEMod.*

Because the emissions from both construction and operation of the proposed project would be below the thresholds of significance established by the SJVAPCD, the project would not conflict with or obstruct implementation of an applicable air quality plan and there is no impact.

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?

The SJVAPCD accounts for cumulative impacts to air quality in Section 1.8 “Thresholds of Significance – Cumulative Impacts” in its 2015 Guide for Assessing and Mitigating Air Quality Impacts. The SJVAPCD considered basin-wide cumulative impacts to air quality when developing its significance thresholds. Because construction and operational emissions are below the significance thresholds adopted by the Air District, and compliance with SJVAPCD rules will address any cumulative impacts regarding operational emissions, impacts regarding cumulative emissions would be less than significant.

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

The project does not include any project components identified by the California Air Resources Board that could potentially impact any sensitive receptors. These include heavily traveled roads, distribution centers, fueling stations, and dry-cleaning operations. As such, the project does not expose sensitive receptors to substantial pollutant concentrations, therefore there would be no impact.

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

The project will create temporary localized odors during project construction. The proposed project will not introduce a conflicting land use (surrounding land includes residential uses) to the area and will not have any component that would typically emit odors. The project would not create objectionable odors affecting a substantial number of people. Therefore, there would be no impact.

Mitigation Measures: None Required

IV. BIOLOGICAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish & Game 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 US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<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"/>

Environmental Setting

The Project Site is currently vacant and fallow, with the exception of a City temporary storm basin being located on the site, which will be relocated as part of the development. The site has been highly disturbed as a result of periodic grading and discing as part of normal agricultural practices. The project site was recently disced when the site was evaluated on February 22, 2024. The site will continue to be disced for weed and fire control to meet city requirements.

The California Natural Diversity Data Base (CNDDB) Quick View tool was used to evaluate special status species that may occur in the Tulare Quadrant, species list attached as Appendix B. The Quick View tool indicated nine federally listed, state listed, or special-status wildlife and plant species and their status as shown in Table 4.1 below. The table also includes a brief description of the species habitat and whether the species could occur on the site based on the field review.

Table 4.1 Species List

Species	Status	Habitat	Potential to Occur
Swainsons Hawk (<i>Buteo swainsoni</i>)	ST	Large, open grasslands with abundant prey in association with suitable nest trees. Suitable foraging areas include native grasslands or lightly grazed pastures, alfalfa and other hay crops, and certain grain and row croplands..	Low , The project site does not include native grassland or pastures. The area could be used for foraging, but does not provide any nesting opportunities.
Loggerhead Shrike (<i>Lanius ludovicianus</i>)	SSC	Open areas with short vegetation and well spaced shrubs or low trees for nesting.	None . Habitat lacking; the Project site lacked well-spaced shrubs or low trees.
Burrowing Owl (<i>Athene cunicularia</i>)	SSC	Grassland and upland scrub with friable soil; agricultural or other developed and disturbed upland areas with ground squirrel burrows.	None . Habitat lacking; the Project site is frequently disturbed and does not contain grassland or upland scrub. No ground squirrel burrows were observed on site.
An andrenid bee (<i>Andrena macswaini</i>)	None	Specific flowers or nesting in sandy or dry dirt areas with little vegetation, including barren places in old fields or grasslands, dirt roads.	None . Habitat lacking, the project site is disturbed fallow land.
San Joaquin Kit Fox (<i>Vulpes macrotis mutica</i>)	ST, FE	Grassland, upland scrub, and fallowed agricultural lands adjacent to grassland or upland scrub.	Low . The Project site lacked mammal burrows and proximity to natural grasslands or upland scrub.
Tipton Kangaroo Rat (<i>Dipodomys nitratoides nitratoides</i>)	SE, FE	Grassland and upland scrub	None , Habitat lacking; the project site does not consist of grassland or upland scrub.
Alkali-sink goldfields (<i>Lasthenia chrysantha</i>)	1B	Occurs in valley grassland, alkali sink, wetland riparian areas less than 330 ft. in elevation in the southern Sacramento Valley and San Joaquin Valley. Blooms February – June.	None . Habitat lacking, the project site does not include grassland or wetland riparian areas.

San Joaquin Adobe Sunburst (<i>Pseudobahia peirsonii</i>)	SE, FT, 1B	Grassland and bare dark clay	None. Habitat lacking and lacked clay soils.
California Jewelflower (<i>Caulanthus californicus</i>)	FE, CE, 1B	Valley saltbush scrub and juniper woodland.	None. Habitat lacking, scrub or woodland are not present.
<p>STATUS</p> <p>FE – Federally list Endangered FT – Federally listed Threatened FCE – Federal Candidate for Endangered listing under the FESA SE – State listed Endangered ST – State listed Threatened SSC – Species of Special Concern (CDFW) 1B.1 – Rare Plant</p> <p>POTENTIAL TO OCCUR</p> <p>None: Species not observed, conditions unsuitable for occurrence Low: Neither species no sign observed, conditions marginal for occurrence</p>			

The project site is adjacent to urban developed areas to the north, south and west and fallow or active agriculture use to the east. Based on the literature reviewed and the field visit, none of the above listed species are anticipated to occur within the disturbance limits of the project based on the lack of local occurrence records, ongoing site disturbances, and the lack of suitable habitat.

A site inspection was completed on February 22, 2024, which involved a grid walk through the property. The site was void of any natural vegetation. All vegetation observed consisted of ruderal weeds. No Swainson Hawks or other special status species were observed on or near the site. The site is regularly disced for weed and fire control purposes in accordance with City ordinances.

No wetlands were observed on the site and a query of the U.S. Fish and Wildlife Services National Wetland Inventory shows no wetlands, ponds or rivers on or adjacent to the Site. Adjacent to the site to the west, north, and south are typical residential trees, to the east is also fallow land devoid of trees.

Regulatory Setting

Tulare General Plan Environmental Impact Report

The Tulare General Plan Environmental Impact Report (EIR) was certified in 2014 and included mitigation measures to reduce impacts to biological resources to less than significant which included the following:

BIO – 2 Ground-disturbing and vegetation removal activities associated with construction of projects implemented under the Draft General Plan, Draft TOD or CAP shall be performed outside the breeding season for birds, which is generally from February 1 through August 31. If these activities cannot be implemented outside of the breeding period, the project applicant shall retain a qualified biologist to conduct pre-construction nest surveys to identify active nests within and adjacent to (up to 500 feet) of the study area. Any active nests identified within and adjacent to the projects shall be avoided by construction activities to prevent failure of the nest(s).

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

The Federal Migratory Bird Treaty Act (FMBTA: 16 USC 703-712): FMBTA 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 actually covers almost all birds native to the United States, even those that are non-migratory. The FMBTA encompasses whole birds, parts of birds, and bird nests and eggs.

Birds of Prey (CA Fish and Game Code Section 3503.5): Birds of prey are protected in California under provisions of the 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.

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

Discussion

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 & Wildlife or U.S. Fish and Wildlife Service?

The highly disturbed nature resulting from previous agricultural practices, ongoing discing and development surrounding the subject project site have resulted in the removal of potentially suitable native habitat for sensitive species. A review of the California Natural Diversity Database (CNDDDB) and City of Tulare General Plan were completed for the proposed project, as well as a field review of the project site and a 50 foot buffer where visible from public streets. A local list of potential special-status species was compiled from the CNDDDB list as shown in Table 4-1 above. Species for which the project site does not provide habitat were eliminated from further consideration. Satellite imagery from Good Earth (Google 2023) and other sources, USGS topographic maps, Web Soil Survey (NRCS 2023) and the National Wetlands Inventory (USFWS 2023) were also reviewed.

The areas surrounding the site was also observed for the potential of nesting sites for special status raptors or other nesting migratory birds, none were observed on the site at the time of the inspection.

The CNDDDB species list for the Project included nine species listed as threatened, endangered, or candidate under the Federal Endangered Species Act (FESA) or California Endangered Species Act (CESA), Appendix B. Of those nine species, none are expected to occur on or near the Project site due to either (1) the lack of habitat, (2) the Project site being outside the current range of the species, or (3) the presence of development that would otherwise preclude occurrence (Table 4-1). As identified

in the species list, the Project site does not occur in USFWS-designated or proposed critical habitat for any species.

The walking survey of the subject site on February 22, 2024 did not result in the identification of habitat or sensitive species on site. The subject property is substantially surrounded by development and a transportation corridor to the north, except to the east where there are fallow or active agricultural land currently featuring row crops. The project site is primarily devoid of trees and shrubs. Trees within the adjacent residential areas were observed, but would not be considered viable nesting sites due to proximity to human activity. No nests were observed within 50 feet as viewed from the adjacent public streets. Although no nests were observed, the Tulare General Plan Identified mitigation measures to ensure impacts to biological resources were less than significant, therefore the following mitigation measures are being included:

Mitigation Measure BIO-1a: In order to avoid impacts to nesting raptors and migratory birds, the project shall be constructed, if feasible, outside the nesting season, or between September 1st and January 31st.

Mitigation Measure BIO-1b: If project activities must occur during the nesting season (February 1-August 31), a qualified biologist will conduct preconstruction surveys for active raptor and migratory bird nests within 14 days prior to the start of these activities. The survey will include the proposed work area(s) and surrounding lands within 500 feet, where accessible, for all nesting raptors and migratory birds save Swainson's hawk; the Swainson's hawk survey will extend to 0.5 miles outside of work area boundaries. If no nesting pairs are found within the survey area, no further action is required.

Mitigation Measure BIO-1c: Should any active nests be discovered near proposed work areas, Swainson's hawk nests shall be avoided by 0.5 miles unless this avoidance buffer is reduced through consultation with the CDFW and/or USFWS. If a construction area falls within this nesting site, construction-free buffers shall be identified on the ground with flagging, fencing, or by other easily visible means, and shall be maintained until the biologist has determined that the young have fledged.

Mitigation Measure BIO-2a: Burrowing Owl. A take avoidance survey for burrowing owls shall be conducted by a qualified biologist knowledgeable of the species within 14 days prior to the start of construction. This take avoidance survey shall be conducted according to methods described in the Staff Report on Burrowing Owl Mitigation (CDFG 2012). The survey area shall include all suitable habitat on and within 200 meters of project impact areas, where accessible.

Mitigation Measure BIO-2b: Burrowing Owl. If project activities are undertaken during the breeding season (February 1-August 31) and active nest burrows are identified within or near project impact areas, a 200-meter disturbance-free buffer shall be established around these burrows, unless a qualified biologist approved by CDFW verifies through noninvasive methods either that the birds have not begun egg laying and incubation or that juveniles from the occupied burrows are foraging independently and are capable of independent survival. Owls present on site after February 1 will be assumed to be nesting unless evidence indicates otherwise. The protected exclusion zone established for the breeding season shall remain in effect until August 31 or, as determined based on monitoring evidence, until the young owl(s) is foraging independently or the nest is no longer active.

Mitigation Measure BIO-2c: Burrowing Owl. During the nonbreeding season (September 1-January

31), resident owls occupying burrows in project impact areas may be passively relocated to alternative habitat after consulting with the CDFW. Prior to passively relocating burrowing owls, a Burrowing Owl Exclusion Plan shall be prepared by a qualified biologist in accordance with Appendix E of the Staff Report on Burrowing Owl Mitigation (CDFW, 2012). The Burrowing Owl Exclusion Plan shall be submitted to the CDFW for review prior to implementation. Relocation of any owls during the nonbreeding season shall be performed by a qualified biologist using one-way doors, which shall be installed in all burrows in the impact area and left in place for at least two nights. The doors shall be removed and the burrows backfilled immediately before the initiation of grading or, if no grading would occur, left in place until the end of construction. To avoid the potential for owls evicted from a burrow to occupy other burrows in the project site, one-way doors shall be placed in all potentially suitable burrows within the impact area when eviction occurs.

Mitigation Measure BIO-3a: Preconstruction surveys for the San Joaquin kit fox shall be conducted on and within 200 feet of the project site, no more than 30 days prior to the start of ground disturbance activities on the site. The primary objective is to identify kit fox habitat features (e.g., potential dens and refugia) on and adjacent to the site and evaluate their use by kit foxes.

Mitigation Measure BIO-3b: Should active kit fox dens be detected during preconstruction surveys, the Sacramento Field Office of the USFWS and the Fresno Field Office of CDFW shall be notified. A disturbance-free buffer shall be established around the burrows in consultation with the USFWS and CDFW, to prevent access to the occupied den by construction equipment and personnel who are not biologists, and to be maintained until an agency-approved biologist has determined that the burrows have been abandoned. After construction activities would no longer affect the den, all fencing and flagging shall be removed to avoid attracting attention to the den by other animals or humans. All onsite flagging and buffer delineations shall be kept in good working order for the duration of activity near the den or until the den is determined to be unoccupied, whichever occurs first.

Mitigation Measure BIO-3c: Construction activities shall be carried out in a manner that minimizes disturbance to kit foxes in accordance with the USFWS Standardized Recommendations. The applicant shall implement all minimization measures presented in the Construction and On-going Operational Requirements section of the USFWS Standardized Recommendations.

Implementation of Mitigation Measures BIO-1a, BIO-1b, BIO-1c, BIO-2a, BIO-2b, BIO-2c, BIO-3a, BIO-3b, and BIO-3c, will ensure that impacts to species identified as a candidate, sensitive, or special status will be less than significant with mitigation incorporated.

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 US Fish and Wildlife Service?

During the walking survey on February 22, 2024, no riparian habitat was observed on the site. Development of the proposed project would not impact 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 (CDFW). Therefore, there is no impact.

c) Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No water or other hydrologic features occur within the project site. There are no jurisdictional water features. Therefore, no impacts to state or federally protected wetlands would occur. There is no impact.

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?

The project does not contain streams or other waterways that could be used by migratory fish or as a wildlife corridor for other wildlife species. The project is bordered by fallow and agriculture use to the east. To the west north and south it is bordered by existing residential. As such, the project would not interfere substantially with the movement of any resident or migratory fish, wildlife species or with established resident or migratory wildlife corridors, or impede the use of wildlife nursery sites, therefore there is no impact.

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

The City of Tulare General Plan contains a requirement to preserve and maintain Oak (*Quercus* sp.) species and associated habitats. The walking survey conducted on February 22, 2024 did not reveal any protected oak trees or associated habitat located on-site, therefore there is no impact.

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?

The proposed project is not located within the boundaries of an adopted Habitat Conservation Plan, Natural Communities Conservation Plan, or other approved local, regional or state habitat conservation plan. There is no impact.

Mitigation Measures:

Mitigation Measure BIO-1a: In order to avoid impacts to nesting raptors and migratory birds, the project shall be constructed, if feasible, outside the nesting season, or between September 1st and January 31st.

Mitigation Measure BIO-1b: If project activities must occur during the nesting season (February 1-August 31), a qualified biologist will conduct preconstruction surveys for active raptor and migratory bird nests within 14 days prior to the start of these activities. The survey will include the proposed work area(s) and surrounding lands within 500 feet, where accessible, for all nesting raptors and migratory birds save Swainson's hawk; the Swainson's hawk survey will extend to 0.5 miles outside of work area boundaries. If no nesting pairs are found within the survey area, no further action is required.

Mitigation Measure BIO-1c: Should any active nests be discovered near proposed work areas, Swainson's hawk nests shall be avoided by 0.5 miles unless this avoidance buffer is reduced through consultation with the CDFW and/or USFWS. If a construction area falls within this nesting site,

construction-free buffers shall be identified on the ground with flagging, fencing, or by other easily visible means, and shall be maintained until the biologist has determined that the young have fledged.

Mitigation Measure BIO-2a: Burrowing Owl. A take avoidance survey for burrowing owls shall be conducted by a qualified biologist knowledgeable of the species within 14 days prior to the start of construction. This take avoidance survey shall be conducted according to methods described in the Staff Report on Burrowing Owl Mitigation (CDFG 2012). The survey area shall include all suitable habitat on and within 200 meters of project impact areas, where accessible.

Mitigation Measure BIO-2b: Burrowing Owl. If project activities are undertaken during the breeding season (February 1-August 31) and active nest burrows are identified within or near project impact areas, a 200-meter disturbance-free buffer shall be established around these burrows, unless a qualified biologist approved by CDFW verifies through noninvasive methods either that the birds have not begun egg laying and incubation or that juveniles from the occupied burrows are foraging independently and are capable of independent survival. Owls present on site after February 1 will be assumed to be nesting unless evidence indicates otherwise. The protected exclusion zone established for the breeding season shall remain in effect until August 31 or, as determined based on monitoring evidence, until the young owl(s) is foraging independently or the nest is no longer active.

Mitigation Measure BIO-2c: Burrowing Owl. During the nonbreeding season (September 1-January 31), resident owls occupying burrows in project impact areas may be passively relocated to alternative habitat after consulting with the CDFW. Prior to passively relocating burrowing owls, a Burrowing Owl Exclusion Plan shall be prepared by a qualified biologist in accordance with Appendix E of the Staff Report on Burrowing Owl Mitigation (CDFW, 2012). The Burrowing Owl Exclusion Plan shall be submitted to the CDFW for review prior to implementation. Relocation of any owls during the nonbreeding season shall be performed by a qualified biologist using one-way doors, which shall be installed in all burrows in the impact area and left in place for at least two nights. The doors shall be removed and the burrows backfilled immediately before the initiation of grading or, if no grading would occur, left in place until the end of construction. To avoid the potential for owls evicted from a burrow to occupy other burrows in the project site, one-way doors shall be placed in all potentially suitable burrows within the impact area when eviction occurs.

Mitigation Measure BIO-3a: Preconstruction surveys for the San Joaquin kit fox shall be conducted on and within 200 feet of the project site, no more than 30 days prior to the start of ground disturbance activities on the site. The primary objective is to identify kit fox habitat features (e.g., potential dens and refugia) on and adjacent to the site and evaluate their use by kit foxes.

Mitigation Measure BIO-3b: Should active kit fox dens be detected during preconstruction surveys, the Sacramento Field Office of the USFWS and the Fresno Field Office of CDFW shall be notified. A disturbance-free buffer shall be established around the burrows in consultation with the USFWS and CDFW, to prevent access to the occupied den by construction equipment and personnel who are not biologists, and to be maintained until an agency-approved biologist has determined that the burrows have been abandoned. After construction activities would no longer affect the den, all fencing and flagging shall be removed to avoid attracting attention to the den by other animals or humans. All onsite flagging and buffer delineations shall be kept in good working order for the duration of activity near the den or until the den is determined to be unoccupied, whichever occurs first.

Mitigation Measure BIO-3c: Construction activities shall be carried out in a manner that minimizes

disturbance to kit foxes in accordance with the USFWS Standardized Recommendations. The applicant shall implement all minimization measures presented in the Construction and On-going Operational Requirements section of the USFWS Standardized Recommendations.

V. CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 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 formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Environmental Setting

Generally, the term cultural resources describes property types such as prehistoric and historical archaeological sites, building, bridges, roadways and tribal cultural resources. As defined by CEQA, historical resources includes sites, structures, objects or districts that may have historical, prehistoric, architectural, archaeological, cultural, or scientific importance. Such resources are eligible for listing in the California Register of Historic Resources by the State Historical Resources Commission. The City of Tulare has one site listed on the National Register of Historic Places: Tulare High School Auditorium and Administration Building.

To assess potential impacts to cultural resources, a Phase 1 Cultural Resources Study was completed by Taylore Archaeology, Appendix C. The study included a record search by the Southern San Joaquin Information Center (SSJVIC) of the California Historical Resources Information System (CHRIS) on October 16, 2023. The SSJVIC reported that it did not identify any previously recorded cultural resources and investigations within the Project area. Only one cultural resources investigation report was documented within a 0.5-mile radius from the Project site, the Tulare Irrigation District Canal. The research included a review of the following: the Archaeological Resources Directory, the National Register of Historic Places, the California Registry of Historic Resources, the California Points of Historical Interest, the California Historical Landmarks, the California State Historic Resources Inventory, and a review of cultural resources reports on file with the SSJVIC. Archival research of available historic maps, historic aerial photographs, records, and databases was additionally conducted.

The Santa Rosa Rancheria Tachi Yokut Tribe has requested notification from the City of Tulare in accordance with AB52. The Santa Rosa Rancheria Tachi Yokut Tribe was notified on October 19, 2023 and no response was received by the City of Tulare.

Regulatory Setting

National Historic Preservation Act: The National Historic Preservation Act was adopted in 1966 to preserve historic and archeological sites in the United States. The Act created the National Register of Historic Places, the list of National Historic Landmarks, and the State Historic Preservation offices.

California Historic Register: The California Historic Register was developed as a program to identify, evaluate, register, and protect Historical Resources in California. California Historical Landmarks are sites, buildings, features, or events that are of statewide significance and have anthropological, cultural, military, political, architectural, economic, scientific, religious, experimental, or other value. In order for a resource to be

designated as a historical landmark, it must meet the following criteria:

- The first, last, only, or most significant of its type in the state or within a large geographic region (Northern, Central, or Southern California).
- Associated with an individual or group having a profound influence on the history of California.
- A prototype of, or an outstanding example of, a period, style, architectural movement or construction or is one of the more notable works or the best surviving work in a region of a pioneer architect, designer or master builder.

City of Tulare General Plan: The City of Tulare General Plan includes the following goals and policies pertaining to cultural and historic resources:

Land Use Element

LU-P13.15 Architectural Heritage. The City shall encourage expressions of its cultural and historic heritage in key central area architectural and other physical design elements (such as murals and/or community art), as well as through encouragement of related cultural events and celebrations.

Conservation and Open Space Element

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

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

COS-P5.2 Evaluation of Historic Resources. The City shall use appropriate State and Federal standards in evaluating the significance of historical resources that are identified in the city.

COS-P5.3 Historic Preservation. The City shall encourage the preservation of historic residences and neighborhoods wherever appropriate.

COS-P5.4 Historic Buildings. The City shall encourage the preservation and adaptive use of historic buildings, particularly in the downtown.

COS-P5.5 Historic Structures and Sites. The City shall support public and private efforts to preserve, rehabilitate, and continue the use of historic structures, sites, and districts. Where applicable, preservation efforts shall conform to the current Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Building.

COS-P5.6 Protection of Resources with Potential State or Federal Designations. The City shall encourage the protection of cultural and archaeological sites with potential for placement on the National Register of Historic Places and/or inclusion in the California State Office of Historic Preservation's California Points of Interest and California Inventory of Historic Resources. Such sites may be of statewide or local significance and have anthropological, cultural, military, political, architectural, economic, scientific, religious, or other values.

COS-P5.7 State Historic Building Code. The City shall utilize the State Historic Building Code for designated properties.

COS-P5.8 Design Compatibility with Historic Structures. The City shall ensure design compatibility of new development within close proximity to designated historic structures and neighborhoods.

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.

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 descendant, and mediation conducted by the Native American Heritage Commission has failed to provide measures acceptable to the landowner.

COS-P5.11 Impact Mitigation. If preservation of cultural/historical resources is not feasible, the City shall make every effort to mitigate impacts, including relocation of structures, adaptive reuse, preservation of facades, and thorough documentation and archival of records.

COS-P5.12 Mitigation Monitoring for Historical Resources. The City shall develop standards for monitoring mitigation measures established for the protection of historical resources prior to development.

COS-P5.13 Alteration of Sites with Identified Cultural Resources. When planning any development or alteration of a site with identified cultural or archaeological resources, consideration should be given to ways of protecting the resources. The City shall permit development in these areas only after a site-specific investigation has been conducted pursuant to CEQA to define the extent and value of resource, and mitigation measures proposed for any impacts the development may have on the resource.

COS-P5.14 Education Program Support. The City shall support local, state, and national education programs on cultural and archaeological resources.

COS-P5.15 Solicit Input from Local Native Americans. The City shall solicit input from the local Native American communities in cases where development may result in disturbance to sites containing evidence of Native American activity and/or to sites of cultural importance.

COS-P5.16 Confidentiality of Archaeological Sites. The City shall, within its power, maintain confidentiality regarding the locations of archaeological sites in order to preserve and protect resources that are determined

to exist. An archaeologist/paleontologist 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.

COS-P5.17 Cooperation of Property Owners. The City shall encourage the cooperation of propertyowners to treat cultural resources as assets rather than liabilities and encourage public support for the preservation of these resources.

COS-P5.18 Archaeological Resource Surveys. Prior to project approval, the City shall require project applicant to have a qualified archaeologist conduct the following activities: (1) conduct a record search at the Regional Archaeological Information Center located at California State University Bakersfield and other appropriate historical repositories, (2) conduct field surveys where appropriate, and (3) prepare technical reports, where appropriate, meeting California Office of Historic Preservation Standards (Archaeological Resource Management Reports).

Discussion

a) Would the project cause a substantial adverse change in the significance of a historical resource pursuant to in Section 15064.5?

A Phase 1 Cultural Resources Study was completed and found that there are no known historical resources on or near the subject property that would be impacted by the proposed project, therefore there is no impact.

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

There are no known archaeological resources located within the project area, however Taylored Archaeology recommends the following mitigation measures in the Phase 1 Cultural Resources Study:

CUL 1: In the event that previously unidentified archaeological remains are encountered during development or ground-moving activities in the Project area, all work should be halted until a qualified archaeologist can identify the discovery and assess its significance.

CUL 2: If human remains are uncovered during construction, the Tulare County Coroner is to be notified to investigate the remains and arrange proper treatment and disposition. If the remains are identified on the basis of archaeological context, age, cultural associations, or biological traits to be those of a Native American, California Health and Safety Code 7050.5 and PRC 5097.98 require that the coroner notify the NAHC within 24 hours of discovery. The NAHC will then identify the Most Likely Descendent who will be afforded an opportunity to make recommendations regarding the treatment and disposition of the remains.

Implementation of Mitigation Measures CUL-1 and CUL-2 will ensure that potential impacts will be less than significant with mitigation incorporation.

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

There are no known human remains buried in the project vicinity. If human remains are unearthed during development, there is a potential for a significant impact. As such, implementation of Mitigation Measure CUL-2 will ensure that impacts remain less than significant with mitigation incorporation.

Mitigation Measures:

CUL 1: In the event that previously unidentified archaeological remains are encountered during development or ground-moving activities in the Project area, all work should be halted until a qualified archaeologist can identify the discovery and assess its significance.

CUL 2: If human remains are uncovered during construction, the Tulare County Coroner is to be notified to investigate the remains and arrange proper treatment and disposition. If the remains are identified on the basis of archaeological context, age, cultural associations, or biological traits to be those of a Native American, California Health and Safety Code 7050.5 and PRC 5097.98 require that the coroner notify the NAHC within 24 hours of discovery. The NAHC will then identify the Most Likely Descendent who will be afforded an opportunity to make recommendations regarding the treatment and disposition of the remains.

VI. ENERGY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<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 type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

Energy conservation requires consideration of energy implications in project decisions, including a discussion of the potential energy impacts with emphasis on avoiding or reducing inefficient, wasteful and unnecessary consumption of energy resources. A project would be considered inefficient wasteful and unnecessary if it violated existing energy standards, had a negative effect on local and regional energy supplies and requirement for additional capacity, or had a negative effect on peak and base period demands for electricity and other energy forms.

The California Energy Commission updates the Building Energy Efficiency Standards (Title 24, Parts 6 and 11) every three years as part of the California Code of Regulations. The standards were established in 1978 in effort to reduce the state's energy consumption. The standards apply to new construction, and additions and alteration to residential and nonresidential buildings and related to various energy efficiencies including but not limited to ventilation, air conditioning, and lighting.

Southern California Edison provides electrical service to the City of Tulare and Southern California Gas (SoCalGas) Company provides natural gas services to the project area.

Regulatory Setting

California Code of Regulations, Title 20: Title 20 of the California Code of Regulations establishes standards and requirements for appliance energy efficiency. The standards apply to a broad range of appliances sold in California.

California Code of Regulations, Title 24: Title 24 of the California Code of Regulations is a broad set of standards designed to address the energy efficiency of new and altered homes and commercial buildings. These standards regulate energy consumed for heating, cooling, ventilation, water heating, and lighting. Title 24 requirements are enforced locally by the City of Tulare Building Department.

California Green Building Standards Code (CALGreen): CalGreen is a mandatory green building code that sets minimum environmental standards for new buildings. It includes standards for volatile organic compound (VOC) emitting materials, water conservation, and construction waste recycling

City of Tulare Climate Action Plan (2011): The City of Tulare Climate Action Plan establishes the following Goals and Policies related to energy efficiency and conservation:

Goal 1: Increase energy efficiency and conservation.

- 1.1 Increase energy efficiency in existing City buildings and facilities through Facility Improvement Measures and by retrofitting Edison-owned streetlights. (City measure)
- 1.2 Design new City buildings and facilities to exceed California Energy Code requirements by 15%. (City measure)
- 1.3 Increase energy efficiency in new commercial and residential development and require new residential and commercial development to achieve enhanced energy efficiency and exceed California Energy Code requirements by 15%.
- 1.4 Reduce the urban heat island effect to cool the local climate and reduce energy consumption by maintaining current rates of public tree planting and increased shading on private property, high albedo surfaces, and cool surfaces.
- 1.5 Achieve a 20% reduction in water use by 2020 (20X2020) to reduce energy consumed for groundwater pumping.
- 1.6 Facilitate energy efficiency improvements within the residential building stock.
- 1.7 Support commercial and industrial profitability and energy efficiency through programs and partnerships.
- 1.8 Promote voluntary energy efficiency retrofits in the commercial and industrial sectors through financing and incentive programs.
- 1.9 Require stationary equipment in new industrial development to comply with best practice energy efficiency standards.
- 1.10 Continue to partner in regional initiatives that encourage achievement of regional energy efficiency targets.

Discussion

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?

The project proposes the construction of 86 residential units which will result in additional energy consumption, however this energy use is not unnecessary or inefficient as evaluated below.

Construction

During project construction there would be an increase in energy consumption related to worker trips and operation of construction equipment. This energy consumption will be short-term and temporary. There are not unusual project characteristics or construction processes that would require use of equipment that will be more energy intensive than used for comparable activities. Construction will include site preparation, building construction, paving and architectural coatings. The primary source of energy for construction will be diesel and gasoline.

All equipment shall conform to current emission standards and related fuel efficiencies including applicable California Air Resources Board (CARB) regulations, California Code of Regulations (Title 13, Motor Vehicles) and Title 24 standards. Compliance with these regulations would ensure that short-term, temporary construction activities do not result in wasteful, inefficient or unnecessary consumption of energy resources.

Operations

Project operation involves the heating, cooling, use of equipment, and vehicle trips. Energy consumption for operations will involve natural gas, electricity and fuel. Energy and natural gas were estimated using CalEEMod (Appendix A) and vehicle trips were estimated through a Vehicle Miles Traveled (VMT) analysis (Appendix D). This energy use is justified by the energy-efficient nature of the proposed project and would be limited to the greatest extent possible through compliance with local, state, and federal regulations.

Because the proposed project will comply with all energy efficiency standards required under Title 24, Section 6, and these standards were specifically developed to achieve net zero energy for residential projects, it can be presumed that the project will achieve net zero energy. The impact is less than significant.

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

The proposed project will not conflict with or obstruct any state or local plans for renewable energy or energy efficiency. The project will be designed to meet Title 24 and CALGreen requirements. Compliance with these standards will be enforced by the City of Tulare Building Division, therefore there is no impact

Mitigation Measures: None Required.

VII. GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<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 type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 and 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 waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

Geologic Stability and Seismic Activity

- Seismicity:** Tulare County is considered to be a low to moderate earthquake hazard area. The San Andreas Fault is the longest and most significant fault zone in California and is approximately 40 miles west of the Tulare County Boundary. Owens Valley fault zone is the only active fault located within Tulare County. Section 5 of the 2017 Tulare Multi-Jurisdictional Local Hazard Mitigation Plan identifies the project site as likely to experience low to moderate shaking from earthquakes and may experience higher levels if an earthquake were to occur in or near the County. Ground shaking can result in other geological impacts, including liquefaction, landslides, lateral spreading, subsidence, or collapse.
- Liquefaction:** Liquefaction is a phenomenon whereby unconsolidated and/or near-saturated soils lose

cohesion and are converted to a fluid state as a result of severe vibratory motion. The relatively rapid loss of soil shear strength during strong earthquake shaking results in temporary, fluid-like behavior of the soil, which can result in landslides and lateral spreading. No specific countywide assessment of liquefaction has been performed; however, the 2017 Tulare Multi-Jurisdictional Local Hazard Mitigation Plan identifies the risk of liquefaction within the county as low because the soil types in the area either too coarse or too high in clay content to be suitable for liquefaction.

- **Landslides:** Landslides refer to a wide variety of processes that result in the downward and outward movement of soil, rock, and vegetation under gravitational influence. Landslides can be caused by both natural and human-induced changes in slope stability and often accompany other natural hazard events, such as floods, wildfire, or earthquake. Eastern portions of the County are considered to be at a higher risk of landslides where steep slopes are present. However, the majority of the County, including the proposed project site, is considered to be at low risk of landslides and mudslides because of its flat topography. The 2017 Tulare Multi-Jurisdictional Local Hazard Mitigation Plan states that occurrence of landslide events within populated areas of Tulare County is unlikely.
- **Subsidence:** Land Subsidence refers to the vertical sinking of land as a result of either manmade or natural underground voids. Subsidence has occurred throughout the Central Valley at differing rates since the 1920's as a result of groundwater, oil, and gas withdrawal. During drought years, Tulare County is prone to accelerated subsidence, with some areas sinking up to 28 feet. Although western portions of the County show signs of deep and shallow subsidence, the majority of the County, including the proposed project site, is not considered to be at risk of subsidence related hazards.

Soils Involved in Project: According to the United States Department of Agriculture, Natural Resources Conservation Service the proposed project involves construction on one soil type, Nord Fine Sandy Loam, 0-2 percent slope. The Nord series consists of very deep, well drained soils formed primarily from granitic and sedimentary rocks. The Nord series is a member of a coarse-loamy, mixed, superactive, thermic cumulic Haploxerolls taxonomic class and are found in flood plains and alluvial fans.

Regulatory Setting

California Building Code: The California Building Code (CBC) contains general building design and construction requirements relating to fire and life safety, structural safety, and access compliance. CBC provisions provide minimum standards to safeguard life or limb, health, property and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location and maintenance of all buildings and structures and certain equipment.

City of Tulare General Plan: The Safety Element of the City of Tulare General Plan includes the following goals and policies regarding soils and geology.

SAF-P1.4 Building and Codes. Except as otherwise allowed by State law, the City shall ensure that all new buildings intended for human habitation are designed in compliance with the latest edition of the California Building Code, California Fire Code, and other adopted standards based on risk (e.g., seismic hazards, flooding), type of occupancy, and location (e.g., floodplain, fault).

SAF-P1-7 Site Investigations. The City shall require applicants to conduct site investigations in area planned for new development to determine susceptibility to landslides, subsidence/settlement, contamination and/or flooding.

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

SAF-P4.4 Alquist-Priolo Act Compliance. The City shall not permit any structure for human occupancy to be placed within designated Earthquake Fault Zones (pursuant to and as determined by the Alquist-Priolo Earthquake Fault Zoning Act; Public Resources Code, Chapter 7.5) unless the specific provisions of the Act and Title 14 of the California Code of Regulations have been satisfied.

SAF-P4.5 Subsidence. The City shall confirm that development is not located in any known areas of active subsidence. If urban development may be located in such an area, a special safety study will be prepared and needed safety measures implemented.

Discussion

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.

There are no active faults mapped in the project area according to the Tulare County Multi-Hazard Mitigation Plan. Further the project is not located in an Alquist Priolo Earthquake Fault Zone. Although the project is located in an area of relatively low seismic activity, the project could be affected by ground shaking from nearby faults. The potential for strong seismic ground shaking on the project site is not a significant environmental concern due to the infrequent seismic activity of the area and distance to the faults. The project has no potential to indirectly or directly cause the rupture of an earthquake fault, therefore, the risk of loss, injury or death involving a rupture of a known earthquake fault would be less than significant.

ii. Strong seismic ground shaking?

According to the Tulare County Multi-Jurisdictional Local Hazard Mitigation Plan, the project site is located in an area of relatively low seismic activity. The proposed project does not include any activities or components which could feasibly cause strong seismic ground shaking, either directly or indirectly, therefore there is no impact.

iii. Seismic-related ground failure, including liquefaction?

No specific countywide assessment of liquefaction has been performed; however, the Tulare County Multi-Hazard Mitigation Plan identifies the risk of liquefaction within the county as low because the soil types are unsuitable for liquefaction. According to state soils maps, the project site consists mostly of Nord fine sandy loam and does not contain soils suitable for liquefaction, therefore there is no impact.

iv. Landslides?

The proposed project site is generally flat and there are no hill slopes in the area. As such, there is almost no potential for landslides, therefore there is no impact.

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

Development of the project will require typical site preparation activities such as grading and trenching which may result in the potential for short term soil disturbance or erosion impacts. Construction would also involve the use of water which may cause further soil disturbance. Such impacts will be addressed through compliance with the State Water Resources Control Board (SWRCB) which requires new

development to implement measures to minimize soil erosion related to construction.

Construction-related impacts related to erosion will be temporary and subject to best management practices (BMPs) required by SWPPP, which are developed to prevent significant impacts related to erosion from construction. Because impacts related to erosion would be temporary and limited to construction, and because required BMP's would prevent significant impacts related to erosion the impacts from the proposed project will 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?**

The soils associated with the project site, Flamen Loam (0 to 2 percent slope) is considered stable and has a low capacity for landslides, lateral spreading, subsidence, liquefaction or collapse. The project does not involve a substantial grade change to the topography to the point that it would increase the risk of landslides, lateral spreading, subsidence, liquefaction or collapse, therefore there is no impact.

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

The soils of the project site consist of Flamen Loam (0 to 2 percent slope). The Flamen soil consists of very well drained soils, which are not considered expansive soil. Expansive soils contain large amounts of clay, which absorb water and cause the soil to increase in volume. Conversely, the soil of the project site is granular, well- draining, and therefore has a limited ability to absorb water or exhibit expansive behavior, therefore there is no impact.

- 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?**

The proposed project will become part of the existing City wastewater infrastructure and would not require the use of septic tanks or alternative wastewater disposal systems, therefore there is no impact.

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

As discussed in the Cultural Resources Section, there are no unique geologic features and no known paleontological resources located within the project area, therefore there is no impact.

Mitigation Measures: None Required.

VIII. GREENHOUSE GAS EMISSIONS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

The SJVPCD had adopted the following documents and policies applicable to projects within the San Joaquin Valley:

- Guidance for Valley Land Use Agencies in Addressing GHG Emission Impacts for new Projects under CEQA, and,
- District Policy: Addressing GHG Emission Impacts for Stationary Source Projects Under CEQA when Serving as the Lead Agency.

This guidance and policy are the reference documents in the SJVAPCD’s Guidance for Assessing and Mitigating Air Quality Impacts adopted in March of 2015. Consistent with the District Guidance and District Policy above, SJVAPCD acknowledges the current absence of numerical thresholds, and recommends a tiered approach to establish the significance of the GHG impacts on the environment.

- If a project complies with an approved GHG emission reduction plan or GHG mitigation program which avoids or substantially reduces GHG emission with the geographic area in which the project is located, then the project would be determined to have a less than significant individual and cumulative impact for GHG emissions.
- If a project does not comply with an approved GHG emission reduction plan or mitigation program, then it would be required to implement Best Performance Standards (BPS); and,
- If a project is not implementing BPS, then it should demonstrate that it’s GHG emissions would be reduced or mitigated by at least 29 percent compared to Business as Usual.

In the event that a local air district’s guidance for addressing GHG impacts does not use numerical GHG emissions threshold, at the lead agency’s discretion, a neighboring air district’s GHG threshold may be used to determine impacts. In December 2008, the South Coast Air Quality Management District (SCAQMD) adopted an interim GHG significance threshold for projects where the SCAQMD is the lead agency. The SCAQMD adopted a threshold of 10,000 MT CO2 eq/year for construction emissions amortized over a 30-year project lifetime, plus annual operations emissions. Table 8-1 shows the years GHG emissions generated by the project for construction, which would be amortized over 30 years and the annual operations emissions of 1,557 MT/year, which is substantially lower than the 10,000 MT/year established by the SCAQMD.

TABLE 8-1 PROJECT CONSTRUCTION GREENHOUSE GAS EMISSIONS	
EMISSIONS	MT/year
SCAQMD GHG THRESHOLD	10,0000
PROJECT CONSTRUCTION	330
PROJECT OPERATIONS	1,557

Source : CalEEMod, Appendix A

Regulatory Setting

City of Tulare Climate Action Plan: The City of Tulare Climate Action Plan identifies the following goals and policies to reduce GHG emissions related to new development:

Measure 1.3: Energy Efficiency in New Development: Increase energy efficiency in new commercial and residential development and require new residential and commercial development to achieve enhanced energy efficiency and exceed California Energy Code requirements by 15%.

- 1.3.1 Implement the minimum CALGreen standards for energy efficiency contained in 2008 Title 24 standards, effective January 1, 2010.
- 1.3.2 By 2015, amend the building code and other codes as applicable to require new construction to meet CALGreen measures (A4.203.1 and A.5.203.1.1), as applicable.
- 1.3.3 Work with Southern California Edison to implement smart grid technology in new development.

Discussion

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

Greenhouse gas emissions for the construction and operation of the proposed project were modeled using the California Emissions Estimator Model (CalEEMod). The CalEEMod report can be found in Appendix A.

Construction: Greenhouse gases would be generated during construction from activities including site demolition, site preparation, grading, building construction, application of architectural coatings, and paving. The CalEEMod Emissions report predicts that this project will create a maximum of 330 MT of CO₂e emissions per year during construction. Because the SJVAPCD does not have numeric thresholds for assessing the significance of construction-related GHG emissions, predicted emissions from project construction were compared to SCAQMD thresholds for construction related GHG emissions. The SCAQMD currently has a threshold of 10,000 metric tons of CO₂e per year for construction emissions amortized over a 30-year project lifetime. Because project construction would generate far less GHG emissions than this threshold, impacts related to GHG emissions during project construction would be less than significant.

Operation: Implementation of the proposed project would result in long-term greenhouse gas emissions associated with area sources, such as natural gas consumption, landscaping, applications of architectural coatings, and consumer products, as well as mobile emissions.

Project GHG emissions were calculated using CalEEMod. The project is estimated to produce 1,557 MT of CO₂e per year. The Tulare Climate Action Plan identifies a baseline (2006) of 820,291 metric tons of carbon dioxide equivalent. The project operations emissions are less than 0.002% of the total GHG emissions for

Tulare. Based on the above assessment, project emissions impacts are considered 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?

The proposed project will comply with all Federal, State, and Local rules pertaining to the regulation of greenhouse gas emissions. The project will not conflict with any plan, policy, or regulation developed to reduce GHG emissions. There is no impact.

Mitigation Measures: None Required

IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<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 or excessive noise 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 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 type="checkbox"/>	<input checked="" type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

The project site is located within two miles of a public airport, and is located approximately 700 feet from the nearest school, Cypress Elementary.

The Department of Toxic Substances Control's (DTSC's) Envirostor database was used to identify any sites known to be associated with releases of hazardous materials or wastes within the project area, in accordance with Government Code Section 65962.5. No sites were identified in the DTSC research on the subject project. In addition, a Phase 1 Environmental Site Assessment was completed on November 3, 2023, which resulted in negative findings.

Regulatory Setting

Toxic Substances Control Act of 1976 (15 U.S.C. §2601 et seq.). The Toxic Substance Control Act was enacted by Congress in 1976 and authorizes the EPA to regulate any chemical substances determined to cause an unreasonable risk to public health or the environment.

Hazardous Waste Control Law, Title 26. The Hazardous Waste Control Law creates hazardous waste management program requirements. The law is implemented by regulations contained in Title 26 of the California Code of Regulations (CCR), which contains requirements for the following aspects of hazardous waste management:

- Identification and classification;
- Generation and transportation;
- Design and permitting of recycling, treatment, storage, and disposal facilities;
- Treatment standards;
- Operation of facilities and staff training; and
- Closure of facilities and liability requirements.

California Code of Regulations, Title 22, Chapter 11. Title 22 of the California Code of Regulations contains regulations for the identification and classification of hazardous wastes. The CCR defines a waste as hazardous if it has any of the following characteristics: ignitability, corrosivity, reactivity, and/or toxicity.

Hazardous Materials Release Response Plans and Inventory Law of 1985. Pursuant to the Hazardous Materials Release Response Plans and Inventory Law of 1985, local agencies are required to develop “area plans” for response to releases of hazardous materials and wastes. Tulare County maintains a Hazardous Material Incident Response Plan to coordinate emergency response agencies for incidents and requires the submittal of business plans by persons who handle hazardous materials.

City of Tulare General Plan: The City of Tulare General Plan includes the following goals and policies pertaining to hazards and hazardous materials:

- LU-P11.19 Recycling of Hazardous Materials. The City shall require the proper disposal and recycling of hazardous materials.

Goal SAF-1 To regulate future development to ensure the protection of public health and safety from hazards and hazardous materials and the adequate provision of emergency services.

Goal SAF-5 To protect people from the harmful effects of exposure to hazardous materials.

- SAF-P5.2 Hazardous Materials Studies. The City shall ensure that the proponents of new development projects address hazardous materials concerns through the preparation of Phase I or Phase II hazardous materials studies for each identified site as part of the design phase for each project. Recommendations required to satisfy Federal or State cleanup standards outlined in the studies will be implemented as part of the construction phase for each project.
- SAF-P5.3 Transporting Hazardous Materials. The City shall strive to ensure hazardous materials are used, stored, transported, and disposed of in a safe manner, in compliance with local, State, and Federal safety standards.

Discussion

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

Construction activities may involve the use and transport of hazardous materials. The use of such materials would be considered minimal and would not require these materials to be stored in bulk form. As a primarily residential use, the project does not involve the use or storage of hazardous substances other than the small

amounts of pesticides, fertilizers, and cleaning agents required for normal maintenance of residential structures and landscaping. Therefore, the proposed project will have a less than significant impact.

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?

The proposed project is a residential subdivision, as such there is no reasonably foreseeable condition or incident involving the project that could result in release of hazardous materials into the environment, other than any potential accidental releases of standard fuels, solvents, or chemicals encountered during typical construction of a residential subdivision. Should an accidental hazardous release occur or should the project encounter hazardous soils, existing regulations for handling hazardous materials require coordination with the California Department of Toxic Substances Control for an appropriate plan of action. Therefore, impacts are considered to 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?

The project is a residential subdivision that is not anticipated to include a use that will involve the use or storage of hazardous substances other than small amounts of pesticides, fertilizers, and cleaning agents required for normal maintenance of residential structures and landscaping. The project would not emit hazardous emissions or involve the handling of acutely hazardous materials or waste, 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?

The project site is not listed as a hazardous materials site pursuant to Government Code Section 65962.5. A Phase 1 Environmental Assessment was completed in November 2023, that resulted in no findings of environmental conditions. The site is not included on a list compiled by the Department of Toxic Substances Control (DTSC), therefore there is 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?

The proposed project is located within an airport land use plan and is within two miles of a public airport, the Tulare Municipal Airport-Mefford Field. The proposed project is located outside the current airport safety zones and outside the 2025 Noise Contours as designated in the Tulare County Comprehensive Airport Land Use Plan, therefore the project would not result in a safety hazard or excessive noise for people residing or working in the project area, therefore there is no impact.

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

The City's site plan review procedures ensure compliance with emergency response and evacuation plans, therefore there is no impact.

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

The land surrounding the project site is developed with urban uses and agricultural uses and are not considered to be wildlands. The proposed project would not expose people or structures to significant risk of loss, injury or death involving wildland fires, therefore there is no impact.

Mitigation Measures: None Required

X. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise sustainably 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:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(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 offsite?	<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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones risk the release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater movement plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

The project site is within the Tulare City Limits and as such, will be required to connect to water and stormwater services. The City has reviewed the project to determine adequate capacity in these systems and to ensure compliance with any applicable connection or discharge requirements. The review of the project resulted in a determination that the project would not require or result in the location or construction of new or expanded facilities and as such, would not cause significant effects. The City water supply is from groundwater. The City is located within the Tulare Lake Hydrologic Region and is within the Kaweah Subbasin.

Groundwater: The City of Tulare 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 groundwater wells scattered throughout the city and pumped into an interconnected water system. Additionally, the City of Tulare, City of Visalia, and the Tulare Irrigation District have joined a Joint Power Authority (JPA) Agreement to form the Mid-Kaweah Groundwater Sustainability Agency (GSA). The JPA states the Board of Directors is responsible for the development, adoption, and implementation of a Groundwater Sustainability Plan as required by the Sustainable Groundwater Management Act of 2014.

Surface Waters: None of the City’s potable water is supplied through surface water. However, the City of Tulare does purchase surface water from the Tulare Irrigation District to be used for groundwater recharge.

Regulatory Setting

Clean Water Act: The Clean Water Act (CWA) is enforced by the U.S. EPA and was developed in 1972 to regulate discharges of pollutants into the waters of the United States. The Act made it unlawful to discharge any pollutant from a point source into navigable waters unless a National Pollution Discharge Elimination System (NPDES) Permit is obtained.

Central Valley RWQCB: The proposed project site is within the jurisdiction of the Central Valley Regional Water Quality Control Board (RWQCB). The Central Valley RWQCB requires a National Pollution Discharge Elimination System (NPDES) Permit and Stormwater Pollution Prevention Plan (SWPPP) for projects disturbing more than one acre of total land area. Because the project is greater than one acre, a NPDES Permit and SWPPP will be required.

City of Tulare General Plan: The City of Tulare General Plan contains the following goals and policies related to water resources:

- 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-P11.4 Water Supply System. The City shall require that water supply systems be adequate to serve the size and configuration of land developments. Standards as set forth in the subdivision ordinance shall be maintained and improved as necessary.
- LU-P11.5 Water Supply for New Development. For all new development, prior to the approval of any subdivision applications, the developers shall assure that there is sufficient available water supply to meet projected buildout.
- LU-P11.6 Adequate System Maintenance. The City shall require maintenance funding for streets, storm drainage, and ponding basins for 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-P11.17 Fair Share Improvements. The City shall ensure new development is required to participate on a fair-share basis in the completion of improvements to the existing sewer system, and/or the construction of new sewer trunk lines as described in the City's adopted Sewer MasterPlan.
- 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-P1.8 Water Conservation. The City shall promote efficient water use and reduced water demand by:
 - a. Requiring water-conserving design and equipment in new construction.
 - b. Encouraging water-conserving landscaping and other conservation measures.
 - c. Encourage retrofitting existing development with water conserving devices.
 - d. Providing public education programs.
 - e. Distributing outdoor lawn watering guidelines.
 - f. Promoting water audit and leak detection programs.
 - g. Enforcing water conservation programs.

- COS-P1.11 Water for Irrigation. Whenever possible, the City shall require new development to use recycled or non-potable water for irrigation in landscaped areas.

Discussion

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

Because the project site is greater than one acre in size, the developer will be required to prepare a Stormwater Pollution Prevention Plan (SWPPP) in compliance with the General Permit for Discharges of Storm Water Associated with Construction activity. The SWPPP will estimate the sediment risk associated with construction activities and include best management practices (BMP) to control erosion. BMP's specific to erosion control, sediment, tracking and waste management controls. Implementation of the SWPPP minimizes the potential for the project to result in substantial erosion or loss of topsoil. These provisions minimize the potential for the project to violate any waste discharge requirements or otherwise substantially degrade surface or ground water quality. Further runoff resulting from the project would be managed by the City in compliance with the Storm Drain Master Plan in addition to approved grading and drainage plans. Compliance with existing regulation including the General Construction Permit, BMP's and Storm Drain Master Plan will result in impacts to water quality and waste discharge to be less than significant.

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?

Water services will be provided by the City of Tulare upon development. The City of Tulare long term water resource planning is addressed in the City 2020 Urban Water Management Plan. Because the project has been previously accounted for and analyzed with the General Plan as residential use, it can be presumed that the existing and planned water system and supply should be adequate to serve the project and the project would not interfere substantially with groundwater recharge or impede sustainable groundwater management of the basin. The proposed project would be proposing smaller lots, which tend to use less water due to less outdoor irrigation needs. In addition, the project will be required to comply with the California Plumbing Code in providing efficient appliances, efficient landscape etc.

The Project 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, the project has been reviewed by the City of Tulare Public Works Director and Engineer who have determined that the Project will not have a significant impact on the existing water system, and would tie into the existing water infrastructure for this part of the City. For example, there is an existing temporary basin located on the project site, which will be moved to a permanent storm basin to the east. The project would tie into this

basin and divert stormwater flows to for percolation back into the ground to replenish groundwater supplies.

Therefore, since the proposed project would not substantially decrease water supplies or interfere with groundwater recharge, the Project would have a less than significant impact on groundwater resources.

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?

The proposed project includes the construction and operation of residential homes on formerly agricultural land. During construction, and in compliance with the project's SWPPP, construction related erosion controls and BMP's would be implemented to reduce potential impact related to erosion and siltation. The BMP's would include, but are not limited to, covering and/or binding the soil surfaces to prevent soil from being detached and transported by water or wind and the use of barriers such as straw bales and sandbags to control sediment. The project will increase impervious surface with the installation of paving of streets, concrete pads for homes ,and sidewalks. In order to adequately capture and discharge stormwater runoff, the project will be conditioned to be constructed to City standards. Improvement plans will be reviewed by City staff for approval prior to construction. This review and approval will result in impacts that are less than significant.

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

The project would result in an increase of impervious surfaces within the project site, which may result in an increase in surface runoff. However, the project will connect to a new stormwater basin to the northeast. The existing temporary basin located on the project site will be eliminated. City staff will review improvement plans and ensure that the new basin will be constructed to contain sufficient capacity to hold all stormwater runoff, therefore impacts will be less than significant.

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?

The proposed project would include the construction and operation of 86 low-density residential units and a 17,133 square foot park site. New impervious surfaces, such as the roads and driveways, collect automobile derived pollutants such as oils, greases, rubber and heavy metals. During storms, pollutants would be transported into the drainage systems by surface runoff. Due to the increase in population and impervious surfaces within the site, there would be an increase in pollutants in surface runoff. As a result, an increase in point source and non-point source pollution may result from increases in urban development. The project, as a residential project, is not a source which would otherwise create substantial degradation of water quality. Upon compliance with the City's SWMP, Engineering Standards, General Plan, and City Ordinance requirements, impacts related to water quality would be less than significant.

iv. Impede or redirect flood flows?

Although the project would result in an increase to impervious surfaces, the project will not alter the drainage patterns, as the site is relatively flat. Because project specific grading and drainage plans are

required to be reviewed by the City before construction, it will be required to comply with all City standards by connecting to the future basin to be located east of the project. The project would not redirect flood flows, therefore there is no impact.

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

The proposed project is not located in a flood hazard, tsunami or seiche zone. There are no rivers, reservoirs, ponds or lakes within the site. Since the project is not located in an area that is susceptible to inundation, the project would not risk release of pollutants due to project inundation. As such, there is no impact.

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

The proposed project site is within the jurisdiction of the Mid-Kaweah Groundwater Sustainability Agency (GSA). The Groundwater Sustainability Plan (GSP) was adopted by the Mid-Kaweah GSA in December 2019. The plan was reviewed for consistency with the proposed project, and it was determined that the proposed project does not conflict with and would not obstruct implementation of the GSP. There is no impact.

Mitigation Measures: None Required

XI. LAND USE AND PLANNING

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

Environmental Setting

The proposed project site is located just outside, but adjacent to the city limits of Tulare. The site is currently designated Low Density Residential in the Tulare General Plan. The proposed project includes a Re-zone application to designate the property R-1-5 Single Family Residential (5,000 square feet minimum) from R-1-6.

Regulatory Setting

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.

- 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-P3.4 Jobs-Housing Balance. The City shall consider the effects of city land use proposals and decisions on the Tulare County area and the efforts to maintain a regional jobs housing balance.
- 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-P3.9 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.
- LU-P3.10 Affordable Housing. The City shall encourage the development of affordable housing to ensure that a variety of housing options are available to all income, age, and cultural groups.

Discussion

a) Would the project physically divide an established community?

The project proposes the development of 86 low-density residential units and a 17,133 square foot park on approximately 13.31 acres within the City of Tulare. The project would not act as a physical barrier within a community, therefore there is no impact.

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

The proposed project does not conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. There is no impact.

Mitigation Measures: None Required

XII. MINERAL RESOURCES

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

Environmental Setting

There are no mineral resource zones in Tulare County and there is no mineral extraction occurring on or adjacent to the proposed project site.

Regulatory Setting

California State Surface Mining and Reclamation Act: The California State Surface Mining and Reclamation Act was adopted in 1975 to regulate surface mining to prevent adverse environmental impacts and to preserve the State’s mineral resources. The Act is enforced by the California Department of Conservation’s Division of Mine Reclamation.

City of Tulare General Plan: The following mineral resource goals and policies in the Conservation and Open Space Element of the Tulare General Plan are potentially applicable to the proposed project:

Goal COS-8 To protect the current and future extraction of mineral resources that are important to the City’s economy while minimizing impacts of this use on the public and the environment.

- **COS-P8.3** Future Resource Development. Provide for the conservation of identified and/or potential mineral deposits within the UDB as areas for future resource development.
- **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.
- **COS-P8.10** Resources Development. The City will promote the responsible development of identified and/or potential mineral deposits.

Discussion

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?**

The project site has no known mineral resources that would be of value to the region and the residents of the state, therefore the proposed project would not result in the loss of regionally or locally important mineral resources. Therefore, there is 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 lands use plan?

There are no known mineral resources of importance to the region and the project site is not designated under the City's or County's General Plan as an important mineral resource recovery site, therefore there is no impact.

Mitigation Measures: None Required

XIII. NOISE

Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Generation of a substantial temporary or permeant 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 groundborne 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 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"/>

Environmental Setting

Noise is often described as unwanted sound. Sound is the variation in air pressure that the human ear can detect. If the pressure variations occur at least 20 times per second, they can be detected by the human ear. The number of pressure variations per second is called the frequency of sound, and is expressed as cycles per second, called Hertz (Hz).

Ambient noise is the “background” noise of an environment. Ambient noise levels on the proposed projectsite are primarily due to traffic and construction occurring near the site. Construction activities usually result in an increase in sound above ambient noise levels.

The closest noise sensitive receptors are the residents of the single-family residential properties to the west and south.

Regulatory Setting

City of Tulare General Plan: The Noise Element of the City of Tulare General Plan is responsible for establishing noise standards within the City and includes the following goals and policies related to noise that may be applicable to the project.

Goal NOI-1 Protect the citizens of Tulare County from the harmful effects of exposure to excessive noise.

- **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).

- **NOI-P1.6** Limiting Construction Activities. The City shall limit construction activities to the hours of 6 am to 10 pm, Monday through Saturday.
- **NOI-P1.18** Construction-related Vibration. Evaluate individual projects that use vibration- intensive construction activities, such as pile drivers, jack hammers, and vibratory rollers, near sensitive receptors for potential vibration impacts. If construction-related vibration is determined to be perceptible at vibration-sensitive uses, additional requirements, such as use of less- vibration- intensive equipment or construction techniques, should be implemented during construction (e.g., drilled piles to eliminate use of vibration-intensive pile driver).

Discussion

a) Would the project result in generation of a substantial temporary or permeant 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?

Project construction is anticipated to last approximately 24-36 months and will involve temporary noise sources.

The City of Tulare General Plan and Noise Ordinance does not identify noise thresholds for noise sources related to construction, however the General Plan does require the implementation of noise reduction measures for all construction equipment and limits noise generating activities related to construction to daytime hours Monday through Saturday between 6:00 AM and 10:00PM.

Long term noise levels resulting from the project would include single-family homes, which are not normally associated with high operational noise levels.

Because noise generated from construction would be temporary, construction activities would comply with all measures established by the City to limit construction related noise impacts, and operational noise would be consistent with adjacent land uses, therefore the impact is less than significant.

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

The City of Tulare General Plan states that projects that use vibration-intensive construction activities, such as pile drivers, jack hammers, and vibratory rollers, near sensitive receptors must be evaluated for potential vibration. Construction vibration impacts include human annoyance and building structural damage. Human annoyance occurs when construction vibration rises significantly above the threshold of perception. Building damage can take the form of cosmetic or structural. Table 13-1, below, shows the typical vibration levels produced by construction equipment.

Type of Equipment	Peak Particle Velocity @ 25 feet (inches/second)	Peak Particle Velocity @ 100 feet (inches/second)
Large Bulldozer	0.089	0.011
Loaded Trucks	0.076	0.010
Pile Driving (Impact)	1.518	0.190
Pile Driving (Sonic)	0.734	0.092
Small Bulldozer	0.003	0.000
Auger/drill Rigs	0.089	0.011
Jackhammer	0.035	0.004
Vibratory Hammer	0.070	0.009
Vibratory Compactor/roller	0.210	0.026

The primary vibration-generating activities associated with the proposed project would occur when the infrastructure such as grading, utilities, and foundations are constructed. Operating cycles for the types of construction equipment used during construction may involve one or two minutes of full power operation followed by three or four minutes at lower power settings. Other primary sources of acoustical disturbance would be due to random incidents, which would last less than one minute (such as dropping large pieces of equipment or the hydraulic movement of machinery lifts). These estimations of noise levels take into account the distance to the receptor, attenuation from molecular absorption and anomalous excess attenuation.

The most significant source of groundborne vibrations during the project's construction would occur from the use of vibratory compactors. Table 13.1 above, indicates that vibratory compactors would generate typical vibration levels of 0.210 inches per second at a distance of 25 feet. The threshold for architectural damage to buildings is 0.20 inches per second. While there are existing residences adjacent to the proposed project, vibratory compactors/rollers would be used only on a limited and interval basis during compaction, and would be moving throughout the site, instead of stationary or operated long-term in the same location to the extent it would damage buildings due to longer-term extended use. Therefore, this would be considered a less than significant impact.

- 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 public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?**

The project site is located within two miles of a public airport or public use airport, however the site is outside the noise contours for the Tulare Municipal Airport as described in the Tulare County Comprehensive Airport Land Use Plan, therefore impacts would be less than significant.

Mitigation Measures: None Required

XIV. POPULATION AND HOUSING

Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

The United States Census Bureau estimated the population in the City of Tulare to be 69,200 in 2020. This is an increase from the 2010 census, which counted the population in the City of Tulare to be 59,469. The Tulare General Plan projects that the population in 2035 to be 90,028.

Discussion

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

The United States Census Bureau estimated the population in the City of Tulare to be 69,200 persons in 2020. The project proposes to construct 86 new low-density residential units. The City of Tulare General Plan states that the City’s average household size is 3.35 persons. Based on this average household size, the anticipated population increase as a result of the proposed project is 288 persons. This would be an increase of less than one percent beyond existing conditions. The construction of housing at this location would not be unplanned, as the City’s General Plan designated the proposed project site for residential development, and anticipated a total population of 90,028 residents in 2035. Therefore, this project would be consistent and supportive of the residential growth planned for in the City’s General Plan, and impacts to population growth are considered less than significant.

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

The proposed project does not involve the removal of any housing and will not displace any people or necessitate the construction of replacement housing , therefore there is no impact.

Mitigation Measures: None Required

XV. PUBLIC SERVICES

Would the Project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable serve ratios, response times of other performance objectives for any of the public services:				
a. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Setting

Fire: The project site is located within the city limits and is served by the City of Tulare Fire Department.

Police: The City of Tulare Police Department will provide law enforcement services to the proposed project site.

Schools: The proposed project site is located within the Tulare City School District and Tulare Joint Union High School District. Students living at the project site will attend Alpine Vista Elementary School, Live Oak Middle School and Mission Oak High School. The closest schools are Alpine Vista Elementary and Mission Oak High School, both campuses located northeast of the project site. Funding for schools is outlined in Education Code Section 17620 and Government Code Section 65995 et. Seq., which governs the amount of fees that can be levied against new development. These fees are used to construct new or expanded school facilities. Payment of fees authorized by the statute is deemed “full and complete mitigation.”

Parks: 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 proposed project includes a 17,133 square foot park to meet the requirement for a neighborhood park within the subdivision. The project will also pay Quimby Fees and Park and Recreation Impact Fees to meet the requirements of providing actual parkland.

Regulatory Setting

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:

- 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.

- 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-P11.9: 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-P11.26 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.

Discussion

- 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 of other performance objectives for any of the public services:**

a. Fire protection?

The City of Tulare Fire Department will provide fire protection services to the proposed development. The closest fire station is Tulare Fire Department Station 61, located at 800 S. Blackstone Street. The addition of 86 residential units will increase the demand for fire protection services. However, as analyzed in the City's General Plan EIR, the need for new fire service facilities is assessed as the City continues to grow and develop within the growth boundary in the City's General Plan. The development of 86 single-family residential units alone will not require the alteration of existing or construction of new fire services facilities, but would contribute to the cumulative need for increased fire protection services. The increase in service demand will be compensated by the development impact fee of \$246 per dwelling unit, which is consistent with City Resolution Number 03-4988. Therefore, the total development fee would be \$21,156. The development impact fees are the proposed project's fair share contribution towards cumulative increases in demand for fire protection services.

The timing of when new fire service facilities would be required or details about size and location cannot be known until such facilities are planned and proposed, and any attempt to analyze impacts to a potential future facility would be speculative. As new or expanded fire service facilities become necessary, construction or expansion projects would be subject to their own separate CEQA review in order to identify and mitigate any potential environmental impacts. Therefore, impacts resulting from the proposed project would be less than significant.

b. Police protection?

The Tulare Police Department will provide services to the proposed development. The Tulare Police Department is located at 260 South M Street. The addition of 86 single-family residential units will increase the demand for police protection services. However, as analyzed in the City's General Plan EIR, the need for new police service facilities is assessed as the City continues to grow and develop within the growth boundary in the City's latest General Plan. The development of 86 single-family residential units alone will not require the alteration of existing or construction of new police service facilities, but would contribute to

the cumulative need for increased police protection services. The increase in service demand will be compensated by the development impact fee of \$202 per dwelling unit, which is consistent with City Resolution Number 03-4988. Therefore, the total development fee would be \$17,372. The development impact fees are the proposed project's fair share contribution towards cumulative increases in demand for police protection services.

The timing of when new police service facilities would be required or details about size and location cannot be known until such facilities are planned and proposed, and any attempt to analyze impacts to a potential future facility would be speculative. As new or expanded police service facilities become necessary, construction or expansion projects would be subject to their own separate CEQA review in order to identify and mitigate any potential environmental impacts. Therefore, impacts resulting from the proposed project would be less than significant.

c. Schools?

The proposed project is within the Tulare City Elementary School District and Tulare Joint Union High School District. Since the proposed project includes the addition of 86 single-family residential units, the number of students in the school district will increase. The project will pay school development impact fees to the school districts at the time of building permit issuance in compliance with Education Code Section 17620 and Government Code Section 65995 et. Seq.. These fees are used to construct new or expanded school facilities. Payment of fees authorized by the statute is deemed "full and complete mitigation" therefore impact are considered less than significant.

d. Parks?

The addition of 86 new residential units would result in more use at existing parks. The City's 2035 General Plan Policy states that new residential development may be required to provide additional parkland or pay in-lieu fees. The project is providing a 17.133 square foot pocket park to meet a portion of the requirement of three acres per 1,000 persons that are required by the City's Quimby Ordinance. The remaining unmet requirements will be met by the payment of Quimby In-lieu fees. The development will also pay the Parks and Recreation development impact fee of \$2,718 per dwelling unit, which is consistent with Policy COS-P4.1 of the General Plan. Since the project would contribute its fair share to parks facilities through payment of in-lieu fees and providing a park to meet the need for neighborhood park, the impact is less than significant.

e. Other public facilities?

Water and wastewater services for the proposed development would be serviced by the City of Tulare. The additional 86 residential units will increase the demand for water and wastewater facilities. According to Tulare's 2035 General Plan Land Use Element, the City states that new development must be responsible for expanding existing water and sewage systems. Therefore, the developer shall pay the required development impact fees to accommodate the expansion of existing systems. The development impact fees for water facilities (\$3,392 per unit), groundwater recharge (\$2,163 per acre), sewer facilities (\$2,125 per unit), and storm water facilities (\$1,796). general city facilities fees of \$375 per dwelling unit will also compensate for the increased demand for public facilities and services. Therefore, the impact is less than significant.

Mitigation Measures: None Required

XVI. PARKS AND RECREATION

Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<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"/>

Environmental Setting

According to the recently adopted Park and Recreation Master Plan, the City has 282 acres of park land or 3.29 acres per 1,000 residents. The closest existing park is Sunrise Park to the west. The project is providing a 17,133 square foot pocket park as part of the project.

Regulatory Setting

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.

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

- 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-P4.5 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.

Quimby Act

The City of Tulare adopted a Quimby Ordinance in August of 2023. The Quimby Ordinance established a standard of three acres per 1,000 persons of parkland that must either be dedicated with subdivision or an in-lieu fee paid if adequate park space is not required.

Discussion

- 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?**

Implementation of the proposed project would result in increased use of existing parks and other recreational facilities, however the project would contribute its fair share to parks facilities by providing a 17,133 square foot park within the subdivision, payment of a Quimby In Lieu Fee for a portion and payment of park development impact fees, in the amount of \$2,718. The City will utilize Quimby and Park and Recreation Impact Fees to provide additional parkland in the City to maintain an adequate ratio of four acres per 1,000 therefore the impact is 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?**

The project includes a 17,133 square foot pocket park, which is not anticipated to have a physical effect on the environment beyond the scope of this document. The construction of these recreational facilities as part of the proposed project would not have a significant impact on the environment due to soil compaction, damage to vegetation and wildlife, or decreased water quality, due to the disturbed state of the site and lack of biological resources. For more information regarding these specific impacts, refer to the Biological Resources, Geology, Soils, and Seismicity sections of this IS/MND document. Therefore, impacts would be less than significant.

Mitigation Measures: None Required

XVII. TRANSPORTATION

Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict or be inconsistent with the CEQA guidelines Section 15064.3, Subdivision (B)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

City of Tulare adopted guidelines, and screening criteria and thresholds for evaluating projects in accordance with CEQA Guidelines Section 15064.3, Subdivision (B). The City criteria is to use map-based screening for residential and office/industrial projects, with travel forecasting data from Tulare County Association of Governments (TCAG), and apply the recommendations for VMT thresholds as shown in Table 2 in the Traffic Evaluation and Vehicle Miles Traveled Assessment, Appendix D.

Vehicular Access: Vehicular access to the project is available from Foster Drive at two access points and Mooney Boulevard through the subdivision to the south. Mooney Boulevard is identified in the City General Plan as a future major arterial and Foster Drive as a future collector.

Pedestrian and Cyclist Connectivity: The project will install sidewalks along the north, west and east side of the project and within the project itself on the local streets.

Regulatory Setting

City of Tulare Improvement Standards: The City of Tulare’s Improvement Standards are developed and enforced by the City of Tulare’s Engineering Division to guide the development and maintenance of City Roads. The City Improvement standards contain cross section drawings that will dictate the development of roads within the City.

Tulare City General Plan: The Transportation and Circulation Element of the City of Tulare General Plan contains the acceptable Level of Service (LOS) for roadways.

- TR-P2.3 Level of Service Standard. The City shall maintain Level of Service “D,” as defined in the Highway Capacity Manual (published by the Transportation Research Board of the National Research Council), as the minimum desirable service level at which freeways, arterial streets, collector streets, and their intersections should operate.
- TR-P2.6 Highway Right-of-Way. The City shall work with Caltrans to ensure that new development projects include the dedication of land to match the ultimate right-of-way as delineated in the Caltrans Transportation Concept Reports.

- TR-P2.10 Roadway Improvements. The City shall improve existing roadway links and intersections which are identified as operating below Level of Service “D” standard or have other significant existing safety or operational deficiencies.
- TR-P2.14 Driveway/Curb Cut Consolidation. The City shall encourage the consolidation of driveways, access points, and curb cuts along existing developed major arterials or arterials when new development or a change in the intensity of existing development or land uses occurs or when traffic operation or safety warrants.
- TR-P2.27 Orientation of Subdivision Away from Arterials. The City shall require residential development to be oriented away (side-on or rear-on) from major arterials and arterials, and properly buffered from these roadway types to preserve the carrying capacity on the street and protect the residential environment. No single family residence driveways are allowed on collector streets.
- TR-P6.2 Provision of Sidewalks for new Development. The City shall require all new development to provide sidewalks or other suitable pedestrian facilities. Whenever feasible, pedestrian paths should be developed to allow for unobstructed pedestrian flow to major destinations such as bus stops, schools, parks, and shopping centers.

Discussion

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

The project consists of the construction of 86 low-density residential units, as well as on-site circulation-related infrastructure improvements, including new local residential streets. 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 site would be available primarily on Foster Drive. Additional access will also be available through the local street, South Placer to the south. All improvements, including those related to transit, roadway, bicycle, and pedestrian facilities are subject to City review and approval to ensure compliance with all plans, ordinances, and policies related to circulation. The proposed project will not conflict with the City’s circulation plan and standards. Therefore, there is no impact.

b) Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, Subdivision(b)?

Senate Bill (SB) 743 requires that relevant CEQA analysis of transportation impacts be conducted using a metric known as vehicle miles traveled (VMT) instead of Level of Service (LOS). VMT measures how much actual auto travel (additional miles driven) a proposed project would create on California roads. If the project adds excessive car travel onto our roads, the project may cause a significant transportation impact.

The State of California Governor’s Office of Planning and Research document entitled Technical Advisory on Evaluating Transportation Impacts in CEQA dated December 2018 (OPR Guidelines) provides guidance for determining a project’s transportation impacts based on vehicle miles traveled (VMT). For residential projects, the OPR Guidelines indicate: “A proposed project exceeding a level of 15 percent below existing VMT per capita may indicate a significant transportation impact. Existing VMT per capita may be measured as regional VMT per capita or as city VMT per capita.”

The proposed project was evaluated in accordance with the CEQA Guidelines Section 15064.3, in the report “Traffic Evaluation and Vehicle Miles Traveled Assessment for the Cottonwood Estates #3 Project”, attached as Appendix D. The following discussion summarizes the conclusions from the full report.

The following table summarizes the results of the traffic model runs for each component

Table 17-1

Mission Creek Project Assessment by Land Use					
Land Use	Regional Average Trip Length or Regional VMT	85% Threshold VMT Target	Project VMT	Over Threshold or Net Increase (yes or no)	Significant (yes/no)
Residential (per capita)	14.50	12.32	12.61	Yes	Yes

Based on the TCAG assessment, the project VMT is slightly higher than the 85% threshold, therefore impacts would be significant unless mitigated.

The following items are incorporated into the project, as described in the VMT assessment:

- Increase housing closer to the Tulare/Visalia employment centers. Increasing housing supply closer to regional employment will reduce overall commute distances.
- Increase access to common goods and services. Although not a part of the project, a new elementary school is planned for the property directly east of the project. This land use will assist in balancing of trip lengths and assist in the reduction of the VMT from the project site.
- Locate the project near transit. The project is located near Route 2 of the Tulare County Regional Transit Agency (TCRTA). As part of the project development, a new bus stop will be constructed at a location to be determined by the City of Tulare and the Transit Agency.
- Improve pedestrian or bicycle networks. The proposed project will construct pedestrian facilities along both Turner Drive and Tahoe Street. These facilities will provide better connectivity for bikes and walking to the future school site to be located adjacent to Cottonwood Estates to the east.

With the above items, including the following mitigation measure, incorporated into the project, the project will meet the intent of SB743 for reducing vehicle miles traveled by 118 miles per day or to 12.11 miles per capita, which is less than the 85% Threshold VMT Target of 12.32 shown in Table 17-1, resulting in impacts that are determined to be less than significant.

Mitigation Measure TRAN 1: As part of the development a new bus stop will be constructed at a location to be determined by the City of Tulare and the Transit Agency.

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)?

The City of Tulare has planned changes to the road alignments adjacent to the proposed project. As part of this effort, the traffic evaluation included study of the intersection of Paige/Turner/Foster at Mooney Boulevard and the intersection of Turner at Tahoe. Analysis included existing conditions and existing conditions plus Cottonwood Estates. The existing condition and the future condition do not result in Level of Service below the City adopted minimum of LOS D. At the request of the City. A peak hour traffic signal warrant was prepared for the intersection of Foster and Turner and Turner at Tahoe for both existing conditions and future conditions. The Turner at Tahoe intersection does not currently meet the peak hour warrant for a traffic signal nor will it meet the warrants with the project. The Foster at Turner peak hour warrant is currently met under existing traffic volumes and will continue to be met with the addition of Cottonwood Estates. The City's view of the Foster at Turner intersection is temporary as the City's planned

changes include the realignment of the intersection which will eliminate the connection of Turner at Foster, and signalization is inconsistent with the long range plans in the area.

The City also requested a review of the Guidelines for Multi-Way Stop Signs be included. Given that the peak hour warrant is met at Foster and Turner, the installation of a multi-way stop could be constructed by the City as an interim measure until the full realignment of the Foster at Turner intersection can be completed. No geometric design feature associated with the project would pose a hazard to the public and there would be no incompatible uses. There would be no impact. While impact mitigation is not required, the City and the developer have agreed that the following mitigation measures be included in the project to address traffic impacts and the future realignment.

Mitigation Measure TRANS-2 The Cottonwood Estates #3 project will contribute its fair share of the cost of the community wide system through payment of the City of Tulare Local Street and Traffic Signal impact fees.

Mitigation Measure TRANS-3 The Cottonwood Estates #3 project will pay its fair share of the cost of the realignment of the Foster/Turner/Mooney alignment through construction of roadway pave-out that would be in the Developers responsibility per the City's oversize reimbursement policies, or by paying an in-lieu fee for same if so directed by the City, along its frontage of the Mooney and Foster extension.

Mitigation Measure TRANS-4 The Cottonwood Estates #3 project will install stop signs on Foster Drive at Turner Drive.

Mitigation Measure TRANS-5 The Cottonwood Estates #3 project will install a westbound left turn lane on Foster Drive at Turner Drive.

Mitigation Measure TRANS-6 the Cottonwood Estates #3 project will res-stripe and re-sign the Foster Drive at Turner Drive intersection and approaches as needed.

With the inclusion of the above listed mitigation measures, impacts are determined to be less than significant.

d) Would the project result in inadequate emergency access?

The proposed project will not result in inadequate emergency access. Emergency access to the site will be from Foster Drive, Turner Drive and Mooney Boulevard. The City Engineer and Fire Department have determined that this provides adequate emergency access, therefore, there is no impact.

Mitigation Measures:

Mitigation Measure TRAN 1: As part of the development a new bus stop will be constructed at a location to be determined by the City of Tulare and the Transit Agency.

Mitigation Measure TRANS-2 The Cottonwood Estates #3 project will contribute its fair share of the cost of the community wide system through payment of the City of Tulare Local Street and Traffic Signal impact fees.

Mitigation Measure TRANS-3 The Cottonwood Estates #3 project will pay its fair share of the cost of the realignment of the Foster/Turner/Mooney alignment through construction of roadway pave-out that would be in the Developers responsibility per the City's oversize reimbursement policies, or by paying an in-lieu fee for same if so directed by the City, along its frontage of the Mooney and Foster extension.

Mitigation Measure TRANS-4 The Cottonwood Estates #3 project will install stop signs on Foster Drive at Turner Drive.

Mitigation Measure TRANS-5 The Cottonwood Estates #3 project will install a westbound left turn lane on Foster Drive at Turner Drive.

Mitigation Measure TRANS-6 the Cottonwood Estates #3 project will res-stripe and re-sign the Foster Drive at Turner Drive intersection and approaches as needed.

XVIII. TRIBAL CULTURAL RESOURCES

Would the project: 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:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Environmental Setting

Of the main groups inhabiting the Tulare County area, the Southern Valley Yokuts occupied the largest territory. The Yokuts numbered about 25,000 and were clustered into about fifty independent local sub-tribes. Historians believe approximately 22 villages stretched from Stockton northerly to the Tehachapi Mountains southerly, although most were concentrated around Tulare Lake, Kaweah River and its tributaries. As a result, numerous cultural resource sites have been identified in Tulare County.

Cultural Resources Record Search and Native American Consultation: A records search was conducted on behalf of the Applicant at the Southern San Joaquin Valley Archaeological Information Center (SSVAIC), to determine if historical or archaeological sites had previously been recorded within the study area, as well as a physical evaluation of the site by a qualified biologist.

The Santa Rosa Rancheria Tachi Yokut Tribe had requested notification in accordance with AB52. The Santa Rosa Rancheria Tachi Yokut Tribe was notified on October 19, 2023, no response was received.

Definitions

- Historical Resources:** Historical resources are defined by CEQA as resources that are listed in or eligible for the California Register of Historical Resources, resources that are listed in a local historical resource register, or resources that are otherwise determined to be historical under California Public Resources Code Section 21084.1 or California Code of Regulations Section 15064.5. Under these definitions Historical Resources can include archaeological resources, Tribal cultural resources, and Paleontological Resources.
- Archaeological Resources:** As stated above, archaeological resources may be considered historical resources. If they do not meet the qualifications under the California Public Resources Code 21084.1 or

California Code of Regulations Section 15064.5, they are instead determined to be “unique” as defined by the CEQA Statute Section 21083.2. A unique archaeological resource is an artifact, object, or site that: (1) contains information (for which there is a demonstrable public interest) needed to answer important scientific research questions; (2) has a special and particular quality, such as being the oldest of its type or the best available example of its type; or (3) is directly associated with a scientifically recognized important prehistoric or historic event or person.

- **Tribal Cultural Resource (TCR):** Tribal Cultural Resources can include site features, places, cultural landscapes, sacred places, or objects, which are of cultural value to a Tribe. It is either listed on or eligible for the CA Historic Register or a local historic register, or determined by the lead agency to be treated as TCR.
- **Paleontological Resources:** For the purposes of this section, “paleontological resources” refers to the fossilized plant and animal remains of prehistoric species. Paleontological Resources are a limited scientific and educational resource and are valued for the information they yield about the history of the earth and its ecology. Fossilized remains, such as bones, teeth, shells, and leaves, are found in geologic deposits (i.e., rock formations). Paleontological resources generally include the geologic formations and localities in which the fossils are collected.

Regulatory Setting

National Historic Preservation Act: The National Historic Preservation Act was adopted in 1966 to preserve historic and archeological sites in the United States. The Act created the National Register of Historic Places, the list of National Historic Landmarks, and the State Historic Preservation offices.

California Historic Register: The California Historic Register was developed as a program to identify, evaluate, register, and protect Historical Resources in California. California Historical Landmarks are sites, buildings, features, or events that are of statewide significance and have anthropological, cultural, military, political, architectural, economic, scientific, religious, experimental, or other value. In order for a resource to be designated as a historical landmark, it must meet the following criteria:

- The first, last, only, or most significant of its type in the state or within a large geographic region (Northern, Central, or Southern California).
- Associated with an individual or group having a profound influence on the history of California.
- A prototype of, or an outstanding example of, a period, style, architectural movement or construction or is one of the more notable works or the best surviving work in a region of a pioneer architect, designer or master builder.

City of Tulare General Plan: The City of Tulare General Plan includes the following goals and policies pertaining to tribal cultural resources:

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

- COS-P5.1 Archaeological Resources. The City shall support efforts to protect and/or recover archaeological resources.
- COS-P5.6 Protection of Resources with Potential State or Federal Designations. The City shall encourage the protection of cultural and archaeological sites with potential for placement on the National Register

of Historic Places and/or inclusion in the California State Office of Historic Preservation's California Points of Interest and California Inventory of Historic Resources. Such sites may be of statewide or local significance and have anthropological, cultural, military, political, architectural, economic, scientific, religious, or other values.

- 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.
- 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 descendant, and mediation conducted by the Native American Heritage Commission has failed to provide measures acceptable to the landowner.
- COS-P5.11 Impact Mitigation. If preservation of cultural/historical resources is not feasible, the City shall make every effort to mitigate impacts, including relocation of structures, adaptive reuse, preservation of facades, and thorough documentation and archival of records.
- COS-P5.12 Mitigation Monitoring for Historical Resources. The City shall develop standards for monitoring mitigation measures established for the protection of historical resources prior to development.
- COS-P5.13 Alteration of Sites with Identified Cultural Resources. When planning any development or alteration of a site with identified cultural or archaeological resources, consideration should be given to ways of protecting the resources. The City shall permit development in these areas only after a site-specific investigation has been conducted pursuant to CEQA to define the extent and value of resource, and mitigation measures proposed for any impacts the development may have on the resource.

- COS-P5.14 Education Program Support. The City shall support local, state, and national education programs on cultural and archaeological resources.
- COS-P5.15 Solicit Input from Local Native Americans. The City shall solicit input from the local Native American communities in cases where development may result in disturbance to sites containing evidence of Native American activity and/or to sites of cultural importance.
- COS-P5.16 Confidentiality of Archaeological Sites. The City shall, within its power, maintain confidentiality regarding the locations of archaeological sites in order to preserve and protect resources that are determined to exist. An archaeologist/paleontologist 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.
- COS-P5.17 Cooperation of Property Owners. The City shall encourage the cooperation of property owners to treat cultural resources as assets rather than liabilities, and encourage public support for the preservation of these resources.
- COS-P5.18 Archaeological Resource Surveys. Prior to project approval, the City shall require project applicant to have a qualified archaeologist conduct the following activities: (1) conduct a record search at the Regional Archaeological Information Center located at California State University Bakersfield and other appropriate historical repositories, (2) conduct field surveys where appropriate, and (3) prepare technical reports, where appropriate, meeting California Office of Historic Preservation Standards (Archaeological Resource Management Reports).

Discussion

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:

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

The project would not cause a substantial adverse change in the significance of a tribal cultural resource, nor is it listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources. Based on the results of the records search, no previously recorded tribal cultural resources are located within the project site. Although no historical resources were identified, the presence of remains or unanticipated cultural resources under the ground surface is possible. Implementation of Mitigation Measures CUL 1, and CUL 2 will ensure that impacts will be less than significant with mitigation incorporation.

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

The lead agency has not determined there to be any known cultural resource on the project site that would meet the criteria in subdivision (c) of Public Resources Code Section 5024.1 therefore there is no impact. If a resource is discovered, the implementation of Mitigation Measures CUL 1 and CUL 2 previously listed under Cultural Resources will ensure that any impacts will be less than significant with

mitigation incorporation.

Mitigation Measures:

See CUL 1, CUL 2

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relation 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

The City of Tulare utilities and service systems include wastewater treatment, storm water drainage facilities, water supply, landfill capacity, and solid waste disposal.

Wastewater: Wastewater will be collected and treated at the City's wastewater treatment facility, which is located at the intersection Paige Ave. and West St.

Solid Waste: Solid waste collection service is provided by the City of Tulare Solid Waste Division. Solid waste disposal will be provided by the Tulare County Solid Waste Department, which operates two landfills and six transfer stations within the county. Combined, these landfills receive approximately 300,000 tons of solid waste per day.

Water: Water for the proposed development will be provided by the City of Tulare. The City's primary water source is groundwater. In the review of the project, the City of Tulare has stated that they can provide water to the proposed project.

Storm Drainage: Storm water from the project site is disposed and detained in storm drainage detention and retention basins throughout the City. Storm water will be directed to a regional basin located southwest of the project site. Infrastructure to convey stormwater from the project to the basin will be constructed as part

of the project.

Regulatory Setting

CalRecycle: California Code of Regulations, Title 14, Natural Resources – Division 7 contains all current CalRecycle regulations regarding nonhazardous waste management in the state. These regulations include standards for the handling of solid waste, standards for the handling of compostable materials, design standards for disposal facilities, and disposal standards for specific types of waste.

Central Valley RWQCB: The Central Valley RWQCB requires a Stormwater Pollution Prevention Plan (SWPPP) for projects disturbing more than one acre of total land area. Because the project is greater than one acre, a SWPPP to manage stormwater generated during project construction will be required.

The Central Valley RWQCB regulates Wastewater Discharges to Land by establishing thresholds for discharged pollutants and implementing monitoring programs to evaluate program compliance. This program regulates approximately 1500 dischargers in the region.

The Central Valley RWQCB is also responsible for implementing the federal program, the National Pollutant Discharge Elimination System (NPDES). The NPDES Program is the federal permitting program that regulates discharges of pollutants to surface waters of the U.S. Under this program, a NPDES permit is required to discharge pollutants into Waters of the U.S. There are 350 permitted facilities within the Central Valley Region.

Discussion

- a) **Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?**

The proposed project will require the extension of existing utility services into the project area. This is not anticipated to cause a significant environmental effect because extension/relocation would occur within the right-of-way prior to street construction or expansion. The proposed project was analyzed for consistency with adopted City Utility Master Plans and was found to be consistent by City staff, therefore impacts are considered 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?**

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 proposed project site. The proposed Project consists of 86 dwelling units and the average household size in Tulare is 3.35 as stated in the Tulare General Plan, therefore the Project will house approximately 288 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). Therefore, the proposed Project would result in an estimated water demand of 63,072 gallons per day (288 people x 219 gallons/day = 63,072 gallons/day) or approximately .19 acre-feet per year).

The proposed 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 proposed project would be proposing smaller lots, which tends to use less water due to less outdoor irrigation needs, with a net reduction in outdoor irrigation needs compared to the large lot residential assumed at this location in the General Plan. In 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 (TID) to form the Mid-Kaweah Joint Powers Authority (MKJPA) 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 fallow agricultural land to a single-family 86 lot residential subdivision, which 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 flows to the future stormwater basin to be located 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 into 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?**

Wastewater generated by the project would be collected and treated at the City's domestic Wastewater Treatment Facilities (WWTF). Although the proposed project will result in an increase in wastewater generation due to the addition of 86 residential units, the wastewater produced would not exceed the City's WWTF capacity of 6.0 MGD. The impact is less than significant.

- 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?**

Solid waste collection service will be provided by the City of Tulare and waste disposal will be provided by the County. Additional solid waste is anticipated as a result of project implementation; however, the project does not include any components that would generate excessive waste and the existing landfills have sufficient permitted capacity to accommodate the project's solid waste disposal needs, therefore the impact is less than significant.

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

This proposed project conforms to all applicable management and reduction statutes and regulations related to solid waste disposal. The development will comply with the adopted policies related to solid waste, and will comply with all applicable federal, state, and local statutes and regulations pertaining to disposal of solid waste, including recycling, therefore there is no impact.

Mitigation Measures: None Required

XX. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	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 uncontrolled spread of a 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"/>

Regulatory Setting

a), b), c), d): The project site is not within or near a state responsibility area or area classified as very high fire hazard severity zone, therefore there is no impact to an adopted emergency plan or emergency evacuation plan, would not exacerbate wildfire risks, or require the installation of infrastructure that would exacerbate fire risk. In addition, the project will not expose people or structures to significant risk of flooding, landslides as a result of runoff, post-fire slope instability or drainage changes.

Mitigation Measures: None Required

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
b) Does the project have the potential substantially to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, 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) 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)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

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

This initial study/mitigated negative declaration found the project could have significant impacts on Biological, Cultural, Transportation and Tribal cultural resources. However, implementation of the identified mitigation measures for each respective section would ensure that impacts are less than significant with mitigation incorporation.

- b) 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)?**

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. All planned projects in the vicinity of the proposed Project would be subject to review in separate environmental documents and required to conform to the 2035 City of Tulare General Plan and the Tulare Municipal Code. The Project would also be required to mitigate for Project-specific impacts and provide appropriate engineering to ensure the Project meets all applicable federal, State and local regulations and codes. There are no know projects in the vicinity that should be considered cumulatively with the proposed project.

Thus, with incorporation of the proposed mitigation measures, the cumulative impacts of past, present, and reasonably foreseeable future projects would be less than cumulatively considerable with the adopted mitigation measures, proposed mitigation measures for the subject property and statement of overriding considerations.

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

The ways in which people can be subject to substantial adverse effects from projects include: potential exposure to significant levels of local air pollutants; potential exposure to seismic and flooding hazards; potential exposure to hazardous materials; potential exposure to contamination from hazardous materials; potential exposure to traffic hazards; and potential exposure to excessive noise levels. The risks from these potential hazards would be avoided or reduced to less than significant levels through compliance with existing laws, regulations, or requirements. All of the Project's impacts, both direct and indirect, that are attributable to the Project were identified and mitigated to a less than significant level. As shown in the Mitigation Monitoring and Reporting Program, the Project proponent has agreed to implement mitigation substantially reducing or eliminating impacts of the Project.

Therefore, the proposed Project would not either directly or indirectly cause substantial adverse effects on human beings because all potentially adverse direct impacts of the proposed Project are identified as having no impact, less than significant impact, or less than significant impact with mitigation incorporated.

MITIGATION MONITORING AND REPORTING PROGRAM

As required by Public Resources Code Section 21081.6, subd. (a)(1), a Mitigation Monitoring and Reporting Program (MMRP) has been prepared for the project in order to monitor the implementation of the mitigation measures that have been adopted for the project. This Mitigation Monitoring and Reporting Program (MMRP) has been created based upon the findings of the Initial Study/Mitigated Negative Declaration (IS/MND) for the Fulton Estates Mixed-Use Project proposed by Quest Equity in the City of Tulare.

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

Plan checking and verification of mitigation compliance shall be the responsibility of the City of Tulare.

MITIGATION MEASURE	RESPONSIBLE PARTY FOR IMPLEMENTATION	IMPLEMENTATION TIMING	RESPONSIBLE PARTY FOR MONITORING	VERIFICATION
Biological Resources				
BIO-1a: In order to avoid impacts to nesting raptors and migratory birds, the project shall be constructed, if feasible, outside the nesting season, or between September 1st and January 31st.	Applicant/Developer/Builder	Prior to start of construction	City of Tulare	
BIO-1b: If project activities must occur during the nesting season (February 1-August 31), a qualified biologist will conduct preconstruction surveys for active raptor and migratory bird nests within 14 days prior to the start of these activities. The survey will include the proposed work area(s) and surrounding lands within 500 feet, where accessible, for all nesting raptors and migratory birds save Swainson's hawk; the Swainson's hawk survey will extend to 0.5 miles outside of work area boundaries. If no nesting pairs are found within the survey area, no further action is required.	Applicant/Developer/Builder	Prior to start of construction	City of Tulare	

<p>BIO-1c: Should any active nests be discovered near proposed work areas, Swainson’s hawk nests shall be avoided by 0.5 miles unless this avoidance buffer is reduced through consultation with the CDFW and/or USFWS. If a construction area falls within this nesting site, construction-free buffers shall be identified on the ground with flagging, fencing, or by other easily visible means, and shall be maintained until the biologist has determined that the young have fledged.</p>	Applicant/Developer/Builder	Prior to start of construction	City of Tulare	
<p>BIO-2a: Burrowing Owl. A take avoidance survey for burrowing owls shall be conducted by a qualified biologist knowledgeable of the species within 14 days prior to the start of construction. This take avoidance survey shall be conducted according to methods described in the Staff Report on Burrowing Owl Mitigation (CDFG 2012). The survey area shall include all suitable habitat on and within 200 meters of project impact areas, where accessible.</p>	Applicant/Developer/Builder	Prior to start of construction	City of Tulare	
<p>BIO-2b: Burrowing Owl. If project activities are undertaken during the breeding season (February 1-August 31) and active nest burrows are identified within or near project impact areas, a 200-meter disturbance-free buffer shall be established around these burrows, unless a qualified biologist approved by CDFW verifies through noninvasive methods either that the birds have not begun egg laying and incubation or that juveniles from the occupied burrows are foraging independently and are capable of independent survival. Owls present on site after February 1 will be assumed to be nesting unless evidence indicates otherwise. The protected exclusion zone established for the breeding season shall remain in effect until August 31 or, as determined based on monitoring evidence, until the</p>	Applicant/Developer/Builder	Prior to start of construction	City of Tulare	

young owl(s) is foraging independently or the nest is no longer active.				
BIO-2c: Burrowing Owl. During the nonbreeding season (September 1-January 31), resident owls occupying burrows in project impact areas may be passively relocated to alternative habitat after consulting with the CDFW. Prior to passively relocating burrowing owls, a Burrowing Owl Exclusion Plan shall be prepared by a qualified biologist in accordance with Appendix E of the Staff Report on Burrowing Owl Mitigation (CDFW, 2012). The Burrowing Owl Exclusion Plan shall be submitted to the CDFW for review prior to implementation. Relocation of any owls during the nonbreeding season shall be performed by a qualified biologist using one-way doors, which shall be installed in all burrows in the impact area and left in place for at least two nights. The doors shall be removed and the burrows backfilled immediately before the initiation of grading or, if no grading would occur, left in place until the end of construction. To avoid the potential for owls evicted from a burrow to occupy other burrows in the project site, one-way doors shall be placed in all potentially suitable burrows within the impact area when eviction occurs.	Applicant/Developer/Builder	Prior to start of construction	City of Tulare	
Mitigation Measure BIO-3a: Preconstruction surveys for the San Joaquin kit fox shall be conducted on and within 200 feet of the project site, no more than 30 days prior to the start of ground disturbance activities on the site. The primary objective is to identify kit fox habitat features (e.g., potential dens and refugia) on and adjacent to the site and evaluate their use by kit foxes.	Applicant/Developer/Builder	Prior to start of construction	City of Tulare	
BIO-3b: Should active kit fox dens be detected during preconstruction surveys, the Sacramento Field Office	Applicant/Developer/Builder	Prior to start of construction	City of Tulare	

of the USFWS and the Fresno Field Office of CDFW shall be notified. A disturbance-free buffer shall be established around the burrows in consultation with the USFWS and CDFW, to prevent access to the occupied den by construction equipment and personnel who are not biologists, and to be maintained until an agency-approved biologist has determined that the burrows have been abandoned. After construction activities would no longer affect the den, all fencing and flagging shall be removed to avoid attracting attention to the den by other animals or humans. All onsite flagging and buffer delineations shall be kept in good working order for the duration of activity near the den or until the den is determined to be unoccupied, whichever occurs first.				
BIO-3c: Construction activities shall be carried out in a manner that minimizes disturbance to kit foxes in accordance with the USFWS Standardized Recommendations. The applicant shall implement all minimization measures presented in the Construction and On-going Operational Requirements section of the USFWS Standardized Recommendations.	Applicant/Developer/Builder	Prior to start of construction	City of Tulare	
Cultural Resources				
CUL 1: In the event that previously unidentified archaeological remains are encountered during development or ground-moving activities in the Project area, all work should be halted until a qualified archaeologist can identify the discovery and assess its significance.	Applicant and construction contractor	Ongoing during construction	City of Tulare	
CUL 2: If human remains are uncovered during construction, the Tulare County Coroner is to be notified to investigate the remains and arrange	Applicant and construction contractor	Ongoing during construction	City of Tulare	

proper treatment and disposition. If the remains are identified on the basis of archaeological context, age, cultural associations, or biological traits to be those of a Native American, California Health and Safety Code 7050.5 and PRC 5097.98 require that the coroner notify the NAHC within 24 hours of discovery. The NAHC will then identify the Most Likely Descendent who will be afforded an opportunity to make recommendations regarding the treatment and disposition of the remains.				
Transportation				
TRANS 1: As part of the development as new bus stop will be constructed at a location to be determined by the City of Tulare and the Transit Agency.				
TRANS-2 The Cottonwood Estates #3 project will contribute its fair share of the cost of the community wide system through payment of the City of Tulare Local Stret and Traffic Signal impact fees.	Applicant and construction contractor	Ongoing during construction	City of Tulare	
TRANS-3 The Cottonwood Estates #3 project will pay it's fair share of the cost of the realignment of the Foster/Turner/Mooney alignment through construction of roadway pave-out that would be in the Developers responsibility per the City's oversize reimbursement policies, or by paying an in-lieu fee for same if so directed by the City, along it's frontage of the Mooney and Foster extension.	Applicant and construction contractor	Ongoing during construction	City of Tulare	
TRANS-4 The Cottonwood Estates #3 project will install stop signs on Foster Drive at Turner Drive.	Applicant and construction contractor	Ongoing during construction	City of Tulare	

TRANS-5 The Cottonwood Estates #3 project will install a westbound left turn lane on Foster Drive at Turner Drive	Applicant and construction contractor	Ongoing during construction	City of Tulare	
TRANS-6 the Cottonwood Estates #3 project will re-stripe and re-sign the Foster Drive at Turner Drive intersection and approaches as needed.	Applicant and construction contractor	Ongoing during construction	City of Tulare	

Supporting Information and Sources

- 1.** City of Tulare General Plan
- 2.** City of Tulare General Plan EIR
- 3.** City of Tulare Climate Action Plan
- 4.** City of Tulare Draft 2020 Urban Water Management Plan
- 5.** City of Tulare Municipal Code
- 6.** City of Tulare Sewer System Master Plan
- 7.** Engineering Standards, City of Tulare
- 8.** California Farmland Mapping and Monitoring Program
- 9.** California Natural Diversity Database (CNDDDB)
- 10.** United States Fish and Wildlife
- 11.** SJVAPCD Regulations and Guidelines
- 12.** Flood Insurance Rate Maps
- 13.** California Air Resources Board's (CARB's) Air Quality and Land Use Handbook
- 14.** 2021 California Environmental Quality Act CEQA Guidelines
- 15.** California Building Code
- 16.** Guidance for Land Use Agencies in Addressing Greenhouse Gas Emission Impacts for New Projects Under CEQA
- 17.** Southcoast Air Quality Management District (SCAQMD)
- 18.** California Energy Commission. 2019 Building Energy Efficiency Standards.
- 19.** Department of Toxic Substance Control Envirostar
- 20.** California Stormwater Pollution Prevention Program (SWPPP)
- 21.** Tulare County Association of Governments
- 22.** Tulare County Multi Hazard Mitigation Plan
- 23.** Tulare County Comprehensive Airport Land Use Plan
- 24.** US Census (2020)

Appendix A

CallEEMod Report

Cottonwood 3 TSM Detailed Report

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5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

5.16.2. Process Boilers

5.17. User Defined

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

5.18.2. Sequestration

5.18.2.1. Unmitigated

6. Climate Risk Detailed Report

6.1. Climate Risk Summary

6.2. Initial Climate Risk Scores

6.3. Adjusted Climate Risk Scores

6.4. Climate Risk Reduction Measures

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

7.2. Healthy Places Index Scores

7.3. Overall Health & Equity Scores

7.4. Health & Equity Measures

7.5. Evaluation Scorecard

7.6. Health & Equity Custom Measures

8. User Changes to Default Data

1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	Cottonwood 3 TSM
Construction Start Date	10/1/2024
Operational Year	2025
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	1.90
Precipitation (days)	24.4
Location	36.18446707904387, -119.31336625356693
County	Tulare
City	Tulare
Air District	San Joaquin Valley APCD
Air Basin	San Joaquin Valley
TAZ	2747
EDFZ	9
Electric Utility	Southern California Electric
Gas Utility	Southern California Gas
App Version	2022.1.1.22

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
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Single Family Housing	86.0	Dwelling Unit	14.0	167,700	1,007,306	0.00	291	—
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1.3. User-Selected Emission Reduction Measures by Emissions Sector

No measures selected

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1.53	52.6	10.8	14.6	0.02	0.43	0.22	0.66	0.40	0.05	0.45	—	2,782	2,782	0.11	0.06	1.25	2,803
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	4.43	52.6	36.0	33.6	0.06	1.60	19.8	21.4	1.47	10.1	11.6	—	6,707	6,707	0.28	0.06	0.03	6,732
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1.08	3.05	7.74	10.2	0.02	0.31	1.31	1.54	0.29	0.58	0.79	—	1,976	1,976	0.08	0.04	0.38	1,991
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.20	0.56	1.41	1.87	< 0.005	0.06	0.24	0.28	0.05	0.11	0.14	—	327	327	0.01	0.01	0.06	330

2.2. Construction Emissions by Year, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
------	-----	-----	-----	----	-----	-------	-------	-------	--------	--------	--------	------	-------	------	-----	-----	---	------

Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	1.53	1.30	10.8	14.6	0.02	0.43	0.22	0.66	0.40	0.05	0.45	—	2,782	2,782	0.11	0.06	1.25	2,803
2026	0.18	52.6	0.87	1.40	< 0.005	0.02	0.03	0.06	0.02	0.01	0.03	—	170	170	0.01	< 0.005	0.13	171
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	4.43	3.73	36.0	33.6	0.06	1.60	19.8	21.4	1.47	10.1	11.6	—	6,707	6,707	0.28	0.06	0.03	6,732
2025	1.51	1.28	10.9	14.3	0.02	0.43	0.22	0.66	0.40	0.05	0.45	—	2,761	2,761	0.12	0.06	0.03	2,780
2026	1.44	52.6	10.2	14.1	0.02	0.38	0.22	0.60	0.35	0.05	0.41	—	2,753	2,753	0.11	0.06	0.03	2,773
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.67	0.56	5.29	4.84	0.01	0.23	1.31	1.54	0.21	0.58	0.79	—	919	919	0.04	0.01	0.04	922
2025	1.08	0.92	7.74	10.2	0.02	0.31	0.16	0.47	0.29	0.04	0.32	—	1,976	1,976	0.08	0.04	0.38	1,991
2026	0.21	3.05	1.46	2.06	< 0.005	0.06	0.03	0.08	0.05	0.01	0.06	—	372	372	0.02	0.01	0.06	374
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.12	0.10	0.97	0.88	< 0.005	0.04	0.24	0.28	0.04	0.11	0.14	—	152	152	0.01	< 0.005	0.01	153
2025	0.20	0.17	1.41	1.87	< 0.005	0.06	0.03	0.09	0.05	0.01	0.06	—	327	327	0.01	0.01	0.06	330
2026	0.04	0.56	0.27	0.38	< 0.005	0.01	0.01	0.02	0.01	< 0.005	0.01	—	61.5	61.5	< 0.005	< 0.005	0.01	62.0

2.4. Operations Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	9.19	10.5	5.97	58.8	0.14	2.96	5.82	8.78	2.85	1.48	4.33	521	10,264	10,785	8.05	0.38	30.1	11,130

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	8.28	9.57	6.53	47.8	0.14	2.96	5.82	8.78	2.85	1.48	4.33	521	9,628	10,149	8.09	0.41	1.95	10,475
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	5.06	8.07	5.38	35.0	0.09	0.77	5.60	6.37	0.74	1.42	2.16	159	8,958	9,116	6.36	0.38	13.4	9,403
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.92	1.47	0.98	6.38	0.02	0.14	1.02	1.16	0.13	0.26	0.39	26.3	1,483	1,509	1.05	0.06	2.22	1,557

2.5. Operations Emissions by Sector, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	4.23	3.92	4.10	33.9	0.07	0.07	5.82	5.89	0.06	1.48	1.54	—	7,319	7,319	0.29	0.35	28.9	7,460
Area	4.87	6.49	1.08	24.6	0.07	2.83	—	2.83	2.73	—	2.73	467	918	1,386	2.20	< 0.005	—	1,441
Energy	0.09	0.05	0.79	0.34	0.01	0.06	—	0.06	0.06	—	0.06	—	1,955	1,955	0.16	0.01	—	1,962
Water	—	—	—	—	—	—	—	—	—	—	—	7.01	71.3	78.3	0.72	0.02	—	102
Waste	—	—	—	—	—	—	—	—	—	—	—	46.8	0.00	46.8	4.68	0.00	—	164
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.20	1.20
Total	9.19	10.5	5.97	58.8	0.14	2.96	5.82	8.78	2.85	1.48	4.33	521	10,264	10,785	8.05	0.38	30.1	11,130
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	3.79	3.46	4.71	27.8	0.07	0.07	5.82	5.89	0.06	1.48	1.54	—	6,696	6,696	0.33	0.38	0.75	6,817
Area	4.41	6.06	1.03	19.7	0.07	2.83	—	2.83	2.73	—	2.73	467	905	1,373	2.20	< 0.005	—	1,428

Energy	0.09	0.05	0.79	0.34	0.01	0.06	—	0.06	0.06	—	0.06	—	1,955	1,955	0.16	0.01	—	1,962
Water	—	—	—	—	—	—	—	—	—	—	—	7.01	71.3	78.3	0.72	0.02	—	102
Waste	—	—	—	—	—	—	—	—	—	—	—	46.8	0.00	46.8	4.68	0.00	—	164
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.20	1.20
Total	8.28	9.57	6.53	47.8	0.14	2.96	5.82	8.78	2.85	1.48	4.33	521	9,628	10,149	8.09	0.41	1.95	10,475
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	3.75	3.45	4.33	27.8	0.07	0.06	5.60	5.67	0.06	1.42	1.49	—	6,721	6,721	0.30	0.36	12.2	6,847
Area	1.22	4.58	0.25	6.83	0.02	0.64	—	0.64	0.61	—	0.61	105	210	315	0.49	< 0.005	—	327
Energy	0.09	0.05	0.79	0.34	0.01	0.06	—	0.06	0.06	—	0.06	—	1,955	1,955	0.16	0.01	—	1,962
Water	—	—	—	—	—	—	—	—	—	—	—	7.01	71.3	78.3	0.72	0.02	—	102
Waste	—	—	—	—	—	—	—	—	—	—	—	46.8	0.00	46.8	4.68	0.00	—	164
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.20	1.20
Total	5.06	8.07	5.38	35.0	0.09	0.77	5.60	6.37	0.74	1.42	2.16	159	8,958	9,116	6.36	0.38	13.4	9,403
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.68	0.63	0.79	5.07	0.01	0.01	1.02	1.03	0.01	0.26	0.27	—	1,113	1,113	0.05	0.06	2.02	1,134
Area	0.22	0.84	0.05	1.25	< 0.005	0.12	—	0.12	0.11	—	0.11	17.4	34.7	52.1	0.08	< 0.005	—	54.2
Energy	0.02	0.01	0.14	0.06	< 0.005	0.01	—	0.01	0.01	—	0.01	—	324	324	0.03	< 0.005	—	325
Water	—	—	—	—	—	—	—	—	—	—	—	1.16	11.8	13.0	0.12	< 0.005	—	16.8
Waste	—	—	—	—	—	—	—	—	—	—	—	7.75	0.00	7.75	0.77	0.00	—	27.1
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.20	0.20
Total	0.92	1.47	0.98	6.38	0.02	0.14	1.02	1.16	0.13	0.26	0.39	26.3	1,483	1,509	1.05	0.06	2.22	1,557

3. Construction Emissions Details

3.1. Demolition (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	3.12	2.62	24.9	21.7	0.03	1.06	—	1.06	0.98	—	0.98	—	3,425	3,425	0.14	0.03	—	3,437
Demolition	—	—	—	—	—	—	0.00	0.00	—	0.00	0.00	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.17	0.14	1.36	1.19	< 0.005	0.06	—	0.06	0.05	—	0.05	—	188	188	0.01	< 0.005	—	188
Demolition	—	—	—	—	—	—	0.00	0.00	—	0.00	0.00	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03	0.03	0.25	0.22	< 0.005	0.01	—	0.01	0.01	—	0.01	—	31.1	31.1	< 0.005	< 0.005	—	31.2
Demolition	—	—	—	—	—	—	0.00	0.00	—	0.00	0.00	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.08	0.07	0.06	0.61	0.00	0.00	0.08	0.08	0.00	0.02	0.02	—	81.8	81.8	0.01	< 0.005	0.01	83.1
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.03	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	4.65	4.65	< 0.005	< 0.005	0.01	4.73
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.77	0.77	< 0.005	< 0.005	< 0.005	0.78
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.3. Site Preparation (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	4.34	3.65	36.0	32.9	0.05	1.60	—	1.60	1.47	—	1.47	—	5,296	5,296	0.21	0.04	—	5,314

Dust From Material Movement:	—	—	—	—	—	—	19.7	19.7	—	10.1	10.1	—	—	—	—	—	—	
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Off-Road Equipment	0.12	0.10	0.99	0.90	< 0.005	0.04	—	0.04	0.04	—	0.04	—	145	145	0.01	< 0.005	—	146
Dust From Material Movement:	—	—	—	—	—	—	0.54	0.54	—	0.28	0.28	—	—	—	—	—	—	
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Off-Road Equipment	0.02	0.02	0.18	0.16	< 0.005	0.01	—	0.01	0.01	—	0.01	—	24.0	24.0	< 0.005	< 0.005	—	24.1
Dust From Material Movement:	—	—	—	—	—	—	0.10	0.10	—	0.05	0.05	—	—	—	—	—	—	
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Worker	0.09	0.09	0.07	0.71	0.00	0.00	0.10	0.10	0.00	0.02	0.02	—	95.4	95.4	0.01	< 0.005	0.01	97.0
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	2.71	2.71	< 0.005	< 0.005	0.01	2.76
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.45	0.45	< 0.005	< 0.005	< 0.005	0.46
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.5. Grading (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	4.19	3.52	34.3	30.2	0.06	1.45	—	1.45	1.33	—	1.33	—	6,598	6,598	0.27	0.05	—	6,621
Dust From Material Movement	—	—	—	—	—	—	9.20	9.20	—	3.65	3.65	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.34	0.29	2.82	2.48	0.01	0.12	—	0.12	0.11	—	0.11	—	542	542	0.02	< 0.005	—	544

Dust From Material Movement:	—	—	—	—	—	—	0.76	0.76	—	0.30	0.30	—	—	—	—	—	—	
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Off-Road Equipment	0.06	0.05	0.51	0.45	< 0.005	0.02	—	0.02	0.02	—	0.02	—	89.8	89.8	< 0.005	< 0.005	—	90.1
Dust From Material Movement:	—	—	—	—	—	—	0.14	0.14	—	0.05	0.05	—	—	—	—	—	—	
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Worker	0.11	0.10	0.08	0.81	0.00	0.00	0.11	0.11	0.00	0.03	0.03	—	109	109	0.01	0.01	0.01	111
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Worker	0.01	0.01	0.01	0.07	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	9.30	9.30	< 0.005	< 0.005	0.02	9.46
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.54	1.54	< 0.005	< 0.005	< 0.005	1.57
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	

Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
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3.7. Building Construction (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.44	1.20	11.2	13.1	0.02	0.50	—	0.50	0.46	—	0.46	—	2,398	2,398	0.10	0.02	—	2,406
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.11	0.13	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	23.5	23.5	< 0.005	< 0.005	—	23.5
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.88	3.88	< 0.005	< 0.005	—	3.90
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.17	0.15	0.13	1.26	0.00	0.00	0.17	0.17	0.00	0.04	0.04	—	169	169	0.01	0.01	0.02	172
Vendor	0.01	0.01	0.31	0.11	< 0.005	< 0.005	0.05	0.06	< 0.005	0.01	0.02	—	201	201	< 0.005	0.03	0.01	210
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.71	1.71	< 0.005	< 0.005	< 0.005	1.74
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	1.97	1.97	< 0.005	< 0.005	< 0.005	2.06
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.28	0.28	< 0.005	< 0.005	< 0.005	0.29
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.33	0.33	< 0.005	< 0.005	< 0.005	0.34
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.9. Building Construction (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.35	1.13	10.4	13.0	0.02	0.43	—	0.43	0.40	—	0.40	—	2,398	2,398	0.10	0.02	—	2,406
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	1.35	1.13	10.4	13.0	0.02	0.43	—	0.43	0.40	—	0.40	—	2,398	2,398	0.10	0.02	—	2,406
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.96	0.80	7.46	9.31	0.02	0.31	—	0.31	0.28	—	0.28	—	1,713	1,713	0.07	0.01	—	1,719
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.18	0.15	1.36	1.70	< 0.005	0.06	—	0.06	0.05	—	0.05	—	284	284	0.01	< 0.005	—	285
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.17	0.17	0.09	1.48	0.00	0.00	0.17	0.17	0.00	0.04	0.04	—	187	187	0.01	0.01	0.71	190
Vendor	0.01	0.01	0.28	0.10	< 0.005	< 0.005	0.05	0.06	< 0.005	0.01	0.02	—	198	198	< 0.005	0.03	0.53	207
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.15	0.14	0.11	1.16	0.00	0.00	0.17	0.17	0.00	0.04	0.04	—	165	165	0.01	0.01	0.02	168
Vendor	0.01	0.01	0.30	0.10	< 0.005	< 0.005	0.05	0.06	< 0.005	0.01	0.02	—	198	198	< 0.005	0.03	0.01	207
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.11	0.11	0.08	0.85	0.00	0.00	0.12	0.12	0.00	0.03	0.03	—	122	122	0.01	0.01	0.22	125
Vendor	0.01	0.01	0.21	0.07	< 0.005	< 0.005	0.04	0.04	< 0.005	0.01	0.01	—	141	141	< 0.005	0.02	0.16	148

Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.02	0.01	0.16	0.00	0.00	0.02	0.02	0.00	0.01	0.01	—	20.3	20.3	< 0.005	< 0.005	0.04	20.6
Vendor	< 0.005	< 0.005	0.04	0.01	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	23.4	23.4	< 0.005	< 0.005	0.03	24.4
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.11. Building Construction (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.28	1.07	9.85	13.0	0.02	0.38	—	0.38	0.35	—	0.35	—	2,397	2,397	0.10	0.02	—	2,405
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.13	0.11	0.98	1.29	< 0.005	0.04	—	0.04	0.03	—	0.03	—	239	239	0.01	< 0.005	—	240
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.02	0.18	0.24	< 0.005	0.01	—	0.01	0.01	—	0.01	—	39.6	39.6	< 0.005	< 0.005	—	39.7
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.14	0.13	0.11	1.07	0.00	0.00	0.17	0.17	0.00	0.04	0.04	—	162	162	0.01	0.01	0.02	165
Vendor	0.01	0.01	0.28	0.10	< 0.005	< 0.005	0.05	0.06	< 0.005	0.01	0.02	—	194	194	< 0.005	0.03	0.01	203
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.11	0.00	0.00	0.02	0.02	0.00	< 0.005	< 0.005	—	16.8	16.8	< 0.005	< 0.005	0.03	17.0
Vendor	< 0.005	< 0.005	0.03	0.01	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	19.4	19.4	< 0.005	< 0.005	0.02	20.3
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	2.77	2.77	< 0.005	< 0.005	< 0.005	2.82
Vendor	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	3.21	3.21	< 0.005	< 0.005	< 0.005	3.35
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.13. Paving (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.91	0.76	7.12	9.94	0.01	0.32	—	0.32	0.29	—	0.29	—	1,511	1,511	0.06	0.01	—	1,516
Paving	—	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.05	0.04	0.39	0.54	< 0.005	0.02	—	0.02	0.02	—	0.02	—	82.8	82.8	< 0.005	< 0.005	—	83.1
Paving	—	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.07	0.10	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	13.7	13.7	< 0.005	< 0.005	—	13.8
Paving	—	0.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.07	0.06	0.05	0.52	0.00	0.00	0.08	0.08	0.00	0.02	0.02	—	78.4	78.4	0.01	< 0.005	0.01	79.7
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.03	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	4.46	4.46	< 0.005	< 0.005	0.01	4.53
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.74	0.74	< 0.005	< 0.005	< 0.005	0.75	0.75	
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

3.15. Architectural Coating (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e	
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.15	0.12	0.86	1.13	< 0.005	0.02	—	0.02	0.02	—	0.02	—	134	134	0.01	< 0.005	—	134	
Architectural Coatings	—	52.5	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.15	0.12	0.86	1.13	< 0.005	0.02	—	0.02	0.02	—	0.02	—	134	134	0.01	< 0.005	—	134	
Architectural Coatings	—	52.5	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.01	0.01	0.05	0.06	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	7.32	7.32	< 0.005	< 0.005	—	7.34
Architectural Coatings	—	2.88	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.21	1.21	< 0.005	< 0.005	—	1.22
Architectural Coatings	—	0.52	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.03	0.02	0.27	0.00	0.00	0.03	0.03	0.00	0.01	0.01	—	36.6	36.6	< 0.005	< 0.005	0.13	37.2
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.03	0.02	0.21	0.00	0.00	0.03	0.03	0.00	0.01	0.01	—	32.4	32.4	< 0.005	< 0.005	< 0.005	32.9
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.84	1.84	< 0.005	< 0.005	< 0.005	1.87
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.30	0.30	< 0.005	< 0.005	< 0.005	0.31	
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	4.23	3.92	4.10	33.9	0.07	0.07	5.82	5.89	0.06	1.48	1.54	—	7,319	7,319	0.29	0.35	28.9	7,460
Total	4.23	3.92	4.10	33.9	0.07	0.07	5.82	5.89	0.06	1.48	1.54	—	7,319	7,319	0.29	0.35	28.9	7,460
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	3.79	3.46	4.71	27.8	0.07	0.07	5.82	5.89	0.06	1.48	1.54	—	6,696	6,696	0.33	0.38	0.75	6,817
Total	3.79	3.46	4.71	27.8	0.07	0.07	5.82	5.89	0.06	1.48	1.54	—	6,696	6,696	0.33	0.38	0.75	6,817
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	0.68	0.63	0.79	5.07	0.01	0.01	1.02	1.03	0.01	0.26	0.27	—	1,113	1,113	0.05	0.06	2.02	1,134

Total	0.68	0.63	0.79	5.07	0.01	0.01	1.02	1.03	0.01	0.26	0.27	—	1,113	1,113	0.05	0.06	2.02	1,134
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4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	949	949	0.07	0.01	—	953
Total	—	—	—	—	—	—	—	—	—	—	—	—	949	949	0.07	0.01	—	953
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	949	949	0.07	0.01	—	953
Total	—	—	—	—	—	—	—	—	—	—	—	—	949	949	0.07	0.01	—	953
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	157	157	0.01	< 0.005	—	158
Total	—	—	—	—	—	—	—	—	—	—	—	—	157	157	0.01	< 0.005	—	158

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
----------	-----	-----	-----	----	-----	-------	-------	-------	--------	--------	--------	------	-------	------	-----	-----	---	------

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	0.09	0.05	0.79	0.34	0.01	0.06	—	0.06	0.06	—	0.06	—	1,006	1,006	0.09	< 0.005	—	1,009
Total	0.09	0.05	0.79	0.34	0.01	0.06	—	0.06	0.06	—	0.06	—	1,006	1,006	0.09	< 0.005	—	1,009
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	0.09	0.05	0.79	0.34	0.01	0.06	—	0.06	0.06	—	0.06	—	1,006	1,006	0.09	< 0.005	—	1,009
Total	0.09	0.05	0.79	0.34	0.01	0.06	—	0.06	0.06	—	0.06	—	1,006	1,006	0.09	< 0.005	—	1,009
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	0.02	0.01	0.14	0.06	< 0.005	0.01	—	0.01	0.01	—	0.01	—	167	167	0.01	< 0.005	—	167
Total	0.02	0.01	0.14	0.06	< 0.005	0.01	—	0.01	0.01	—	0.01	—	167	167	0.01	< 0.005	—	167

4.3. Area Emissions by Source

4.3.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	4.41	2.18	1.03	19.7	0.07	2.83	—	2.83	2.73	—	2.73	467	905	1,373	2.20	< 0.005	—	1,428
Consumer Products	—	3.59	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Architectural	—	0.29	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.46	0.44	0.05	4.87	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	13.0	13.0	< 0.005	< 0.005	—	13.1
Total	4.87	6.49	1.08	24.6	0.07	2.83	—	2.83	2.73	—	2.73	467	918	1,386	2.20	< 0.005	—	1,441
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	4.41	2.18	1.03	19.7	0.07	2.83	—	2.83	2.73	—	2.73	467	905	1,373	2.20	< 0.005	—	1,428
Consumer Products	—	3.59	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.29	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	4.41	6.06	1.03	19.7	0.07	2.83	—	2.83	2.73	—	2.73	467	905	1,373	2.20	< 0.005	—	1,428
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.18	0.09	0.04	0.81	< 0.005	0.12	—	0.12	0.11	—	0.11	17.4	33.7	51.1	0.08	< 0.005	—	53.1
Consumer Products	—	0.65	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.05	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.04	0.04	< 0.005	0.44	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.07	1.07	< 0.005	< 0.005	—	1.07
Total	0.22	0.84	0.05	1.25	< 0.005	0.12	—	0.12	0.11	—	0.11	17.4	34.7	52.1	0.08	< 0.005	—	54.2

4.4. Water Emissions by Land Use

4.4.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	7.01	71.3	78.3	0.72	0.02	—	102
Total	—	—	—	—	—	—	—	—	—	—	—	7.01	71.3	78.3	0.72	0.02	—	102
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	7.01	71.3	78.3	0.72	0.02	—	102
Total	—	—	—	—	—	—	—	—	—	—	—	7.01	71.3	78.3	0.72	0.02	—	102
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	1.16	11.8	13.0	0.12	< 0.005	—	16.8
Total	—	—	—	—	—	—	—	—	—	—	—	1.16	11.8	13.0	0.12	< 0.005	—	16.8

4.5. Waste Emissions by Land Use

4.5.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
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Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	46.8	0.00	46.8	4.68	0.00	—	164
Total	—	—	—	—	—	—	—	—	—	—	—	46.8	0.00	46.8	4.68	0.00	—	164
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	46.8	0.00	46.8	4.68	0.00	—	164
Total	—	—	—	—	—	—	—	—	—	—	—	46.8	0.00	46.8	4.68	0.00	—	164
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	7.75	0.00	7.75	0.77	0.00	—	27.1
Total	—	—	—	—	—	—	—	—	—	—	—	7.75	0.00	7.75	0.77	0.00	—	27.1

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.20	1.20
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.20	1.20

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.20	1.20
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.20	1.20
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.20	0.20
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.20	0.20

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

5. Activity Data

5.1. Construction Schedule

Phase Name	Phase Type	Start Date	End Date	Days Per Week	Work Days per Phase	Phase Description
Demolition	Demolition	10/1/2024	10/29/2024	5.00	20.0	—
Site Preparation	Site Preparation	10/30/2024	11/13/2024	5.00	10.0	—
Grading	Grading	11/14/2024	12/26/2024	5.00	30.0	—
Building Construction	Building Construction	12/27/2024	2/20/2026	5.00	300	—
Paving	Paving	2/21/2026	3/21/2026	5.00	20.0	—
Architectural Coating	Architectural Coating	3/22/2026	4/19/2026	5.00	20.0	—

5.2. Off-Road Equipment

5.2.1. Unmitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Demolition	Concrete/Industrial Saws	Diesel	Average	1.00	8.00	33.0	0.73
Demolition	Excavators	Diesel	Average	3.00	8.00	36.0	0.38
Demolition	Rubber Tired Dozers	Diesel	Average	2.00	8.00	367	0.40
Site Preparation	Rubber Tired Dozers	Diesel	Average	3.00	8.00	367	0.40
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Average	4.00	8.00	84.0	0.37
Grading	Excavators	Diesel	Average	2.00	8.00	36.0	0.38
Grading	Graders	Diesel	Average	1.00	8.00	148	0.41
Grading	Rubber Tired Dozers	Diesel	Average	1.00	8.00	367	0.40
Grading	Scrapers	Diesel	Average	2.00	8.00	423	0.48
Grading	Tractors/Loaders/Backhoes	Diesel	Average	2.00	8.00	84.0	0.37
Building Construction	Cranes	Diesel	Average	1.00	7.00	367	0.29
Building Construction	Forklifts	Diesel	Average	3.00	8.00	82.0	0.20
Building Construction	Generator Sets	Diesel	Average	1.00	8.00	14.0	0.74
Building Construction	Tractors/Loaders/Backhoes	Diesel	Average	3.00	7.00	84.0	0.37
Building Construction	Welders	Diesel	Average	1.00	8.00	46.0	0.45
Paving	Pavers	Diesel	Average	2.00	8.00	81.0	0.42
Paving	Paving Equipment	Diesel	Average	2.00	8.00	89.0	0.36
Paving	Rollers	Diesel	Average	2.00	8.00	36.0	0.38
Architectural Coating	Air Compressors	Diesel	Average	1.00	6.00	37.0	0.48

5.3. Construction Vehicles

5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition	—	—	—	—
Demolition	Worker	15.0	7.70	LDA,LDT1,LDT2
Demolition	Vendor	—	6.80	HHDT,MHDT
Demolition	Hauling	0.00	20.0	HHDT
Demolition	Onsite truck	—	—	HHDT
Site Preparation	—	—	—	—
Site Preparation	Worker	17.5	7.70	LDA,LDT1,LDT2
Site Preparation	Vendor	—	6.80	HHDT,MHDT
Site Preparation	Hauling	0.00	20.0	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	20.0	7.70	LDA,LDT1,LDT2
Grading	Vendor	—	6.80	HHDT,MHDT
Grading	Hauling	0.00	20.0	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	31.0	7.70	LDA,LDT1,LDT2
Building Construction	Vendor	9.19	6.80	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT
Building Construction	Onsite truck	—	—	HHDT
Paving	—	—	—	—
Paving	Worker	15.0	7.70	LDA,LDT1,LDT2
Paving	Vendor	—	6.80	HHDT,MHDT
Paving	Hauling	0.00	20.0	HHDT
Paving	Onsite truck	—	—	HHDT

Architectural Coating	—	—	—	—
Architectural Coating	Worker	6.19	7.70	LDA,LDT1,LDT2
Architectural Coating	Vendor	—	6.80	HHDT,MHDT
Architectural Coating	Hauling	0.00	20.0	HHDT
Architectural Coating	Onsite truck	—	—	HHDT

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

Non-applicable. No control strategies activated by user.

5.5. Architectural Coatings

Phase Name	Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
Architectural Coating	339,593	113,198	0.00	0.00	—

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (Cubic Yards)	Material Exported (Cubic Yards)	Acres Graded (acres)	Material Demolished (Ton of Debris)	Acres Paved (acres)
Demolition	0.00	0.00	0.00	0.00	—
Site Preparation	0.00	0.00	15.0	0.00	—
Grading	0.00	0.00	90.0	0.00	—
Paving	0.00	0.00	0.00	0.00	0.95

5.6.2. Construction Earthmoving Control Strategies

Non-applicable. No control strategies activated by user.

5.7. Construction Paving

Land Use	Area Paved (acres)	% Asphalt
Single Family Housing	0.95	0%

5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O
2024	0.00	453	0.03	< 0.005
2025	0.00	453	0.03	< 0.005
2026	0.00	453	0.03	< 0.005

5.9. Operational Mobile Sources

5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Single Family Housing	812	820	735	292,779	8,095	8,181	7,332	2,919,310

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

Hearth Type	Unmitigated (number)
Single Family Housing	—
Wood Fireplaces	0
Gas Fireplaces	43

Propane Fireplaces	0
Electric Fireplaces	0
No Fireplaces	43
Conventional Wood Stoves	0
Catalytic Wood Stoves	4
Non-Catalytic Wood Stoves	4
Pellet Wood Stoves	0

5.10.2. Architectural Coatings

Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
339592.5	113,198	0.00	0.00	—

5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	180

5.11. Operational Energy Consumption

5.11.1. Unmitigated

Electricity (kWh/yr) and CO₂ and CH₄ and N₂O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO ₂	CH ₄	N ₂ O	Natural Gas (kBTU/yr)
Single Family Housing	764,236	453	0.0330	0.0040	3,139,946

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Single Family Housing	3,660,388	17,767,984

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Single Family Housing	86.9	—

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Single Family Housing	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088	< 0.005	2.50	2.50	10.0
Single Family Housing	Household refrigerators and/or freezers	R-134a	1,430	0.12	0.60	0.00	1.00

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
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5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

Equipment Type	Fuel Type	Number per Day	Hours per Day	Hours per Year	Horsepower	Load Factor
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5.16.2. Process Boilers

Equipment Type	Fuel Type	Number	Boiler Rating (MMBtu/hr)	Daily Heat Input (MMBtu/day)	Annual Heat Input (MMBtu/yr)
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5.17. User Defined

Equipment Type	Fuel Type
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5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres
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5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres
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5.18.2. Sequestration

5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)
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6. Climate Risk Detailed Report

6.1. Climate Risk Summary

Cal-Adapt midcentury 2040–2059 average projections for four hazards are reported below for your project location. These are under Representation Concentration Pathway (RCP) 8.5 which assumes GHG emissions will continue to rise strongly through 2050 and then plateau around 2100.

Climate Hazard	Result for Project Location	Unit
Temperature and Extreme Heat	32.4	annual days of extreme heat
Extreme Precipitation	0.60	annual days with precipitation above 20 mm
Sea Level Rise	—	meters of inundation depth
Wildfire	0.00	annual hectares burned

Temperature and Extreme Heat data are for grid cell in which your project are located. The projection is based on the 98th historical percentile of daily maximum/minimum temperatures from observed historical data (32 climate model ensemble from Cal-Adapt, 2040–2059 average under RCP 8.5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

Extreme Precipitation data are for the grid cell in which your project are located. The threshold of 20 mm is equivalent to about $\frac{3}{4}$ an inch of rain, which would be light to moderate rainfall if received over a full day or heavy rain if received over a period of 2 to 4 hours. Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

Sea Level Rise data are for the grid cell in which your project are located. The projections are from Radke et al. (2017), as reported in Cal-Adapt (Radke et al., 2017, CEC-500-2017-008), and consider inundation location and depth for the San Francisco Bay, the Sacramento-San Joaquin River Delta and California coast resulting different increments of sea level rise coupled with extreme storm events. Users may select from four scenarios to view the range in potential inundation depth for the grid cell. The four scenarios are: No rise, 0.5 meter, 1.0 meter, 1.41 meters

Wildfire data are for the grid cell in which your project are located. The projections are from UC Davis, as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider historical data of climate, vegetation, population density, and large (> 400 ha) fire history. Users may select from four model simulations to view the range in potential wildfire probabilities for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

6.2. Initial Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	5	0	0	N/A
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	N/A	N/A	N/A	N/A
Wildfire	N/A	N/A	N/A	N/A
Flooding	0	0	0	N/A
Drought	0	0	0	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A

Air Quality Degradation	0	0	0	N/A
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The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.

The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.

The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores do not include implementation of climate risk reduction measures.

6.3. Adjusted Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	5	1	1	4
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	N/A	N/A	N/A	N/A
Wildfire	N/A	N/A	N/A	N/A
Flooding	1	1	1	2
Drought	1	1	1	2
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	1	1	1	2

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.

The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.

The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores include implementation of climate risk reduction measures.

6.4. Climate Risk Reduction Measures

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Exposure Indicators	—

AQ-Ozone	84.6
AQ-PM	96.8
AQ-DPM	33.6
Drinking Water	99.6
Lead Risk Housing	15.3
Pesticides	88.2
Toxic Releases	43.6
Traffic	19.8
Effect Indicators	—
CleanUp Sites	46.3
Groundwater	99.4
Haz Waste Facilities/Generators	74.9
Impaired Water Bodies	43.8
Solid Waste	96.4
Sensitive Population	—
Asthma	76.8
Cardio-vascular	89.1
Low Birth Weights	38.2
Socioeconomic Factor Indicators	—
Education	62.7
Housing	4.03
Linguistic	40.9
Poverty	45.7
Unemployment	32.3

7.2. Healthy Places Index Scores

The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Economic	—
Above Poverty	55.58834852
Employed	72.42397023
Median HI	63.26190171
Education	—
Bachelor's or higher	38.31643783
High school enrollment	26.43397921
Preschool enrollment	45.68202233
Transportation	—
Auto Access	66.18760426
Active commuting	33.33761068
Social	—
2-parent households	75.4908251
Voting	60.23354292
Neighborhood	—
Alcohol availability	80.88027717
Park access	8.37931477
Retail density	8.186834339
Supermarket access	23.54677274
Tree canopy	22.77685102
Housing	—
Homeownership	68.42037726
Housing habitability	85.29449506
Low-inc homeowner severe housing cost burden	79.4174259
Low-inc renter severe housing cost burden	89.285256
Uncrowded housing	43.11561658

Health Outcomes	—
Insured adults	53.31707943
Arthritis	0.0
Asthma ER Admissions	18.9
High Blood Pressure	0.0
Cancer (excluding skin)	0.0
Asthma	0.0
Coronary Heart Disease	0.0
Chronic Obstructive Pulmonary Disease	0.0
Diagnosed Diabetes	0.0
Life Expectancy at Birth	57.4
Cognitively Disabled	50.3
Physically Disabled	30.9
Heart Attack ER Admissions	16.9
Mental Health Not Good	0.0
Chronic Kidney Disease	0.0
Obesity	0.0
Pedestrian Injuries	39.5
Physical Health Not Good	0.0
Stroke	0.0
Health Risk Behaviors	—
Binge Drinking	0.0
Current Smoker	0.0
No Leisure Time for Physical Activity	0.0
Climate Change Exposures	—
Wildfire Risk	0.0
SLR Inundation Area	0.0

Children	23.1
Elderly	75.9
English Speaking	45.2
Foreign-born	27.4
Outdoor Workers	17.7
Climate Change Adaptive Capacity	—
Impervious Surface Cover	83.1
Traffic Density	26.6
Traffic Access	0.0
Other Indices	—
Hardship	47.2
Other Decision Support	—
2016 Voting	64.2

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	79.0
Healthy Places Index Score for Project Location (b)	55.0
Project Located in a Designated Disadvantaged Community (Senate Bill 535)	No
Project Located in a Low-Income Community (Assembly Bill 1550)	No
Project Located in a Community Air Protection Program Community (Assembly Bill 617)	No

a: The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.

b: The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

7.4. Health & Equity Measures

No Health & Equity Measures selected.

7.5. Evaluation Scorecard

Health & Equity Evaluation Scorecard not completed.

7.6. Health & Equity Custom Measures

No Health & Equity Custom Measures created.

8. User Changes to Default Data

Screen	Justification
Characteristics: Project Details	Estimated construction and operations time.
Characteristics: Utility Information	Corrected utility
Land Use	Correct Acreage

Appendix B

California Natural Diversity Data Base Species List

Element_Type	Scientific_Name	Common_Name	Element_Code	Federal_Status	State_Status	CDFW_Status	CA_Rare_Plant_Rank	Quad_Code	Quad_Name	Data_Status	Taxonomic_So
Animals - Birds	Buteo swainsoni	Swainsons hawk	ABNKC19070	None	Threatened	-	-	3611923	TULARE	Mapped	Animals - Birds - Accipitridae - Buteo swainson
Animals - Birds	Lanius ludovicianus	loggerhead shrike	ABPBR01030	None	None	SSC	-	3611923	TULARE	Unprocessed	Animals - Birds - Laniidae - Lanius ludovicianus
Animals - Birds	Athene cucularia	burrowing owl	ABNSB10010	None	None	SSC	-	3611923	TULARE	Unprocessed	Animals - Birds - Strigidae - Athene cucularia
Animals - Insects	Andrena macswaini	An andrenid bee	IIHYM35130	None	None	-	-	3611923	TULARE	Mapped	Animals - Insect - Andrenidae - Andrena macswaini
Animals - Mammals	Vulpes macrotis mutica	San Joaquin kit fox	AMAJA03041	Endangered	Threatened	-	-	3611923	TULARE	Mapped	Animals - Mammals - Canidae - Vulpe macrotis mutica
Animals - Mammals	Dipodomys nitratoides nitratoides	Tipton kangaroo rat	AMAFD03152	Endangered	Endangered	-	-	3611923	TULARE	Unprocessed	Animals - Mammals - Heteromyidae - Dipodomys nitratoides nitratoides
Plants - Vascular	Lasthenia chrysantha	alkali-sink goldfields	PDAST5L030	None	None	-	1B.1	3611923	TULARE	Mapped	Plants - Vascula - Asteraceae - Lasthenia chrysantha
Plants - Vascular	Pseudobahia peirsonii	San Joaquin adobe sunburst	PDAST7P030	Threatened	Endangered	-	1B.1	3611923	TULARE	Mapped	Plants - Vascula - Asteraceae - Pseudobahia peirsonii
Plants - Vascular	Caulanthus californicus	California jewelflower	PDBRA31010	Endangered	Endangered	-	1B.1	3611923	TULARE	Mapped	Plants - Vascula - Brassicaceae - Caulanthus californicus

Metadata

Description of CNDDDB QuickView fields

(In alphabetical order)

- [California Rare Plant Rank](#)
- [California Department of Fish and Wildlife Status](#)
- [Common Name](#)
- [County Name](#)
- [Data Status](#)
- [Element Code](#)
- [Element Type](#)
- [Federal Status](#)
- [Quad Code](#)
- [Quad Name](#)
- [Scientific Name](#)
- [State Status](#)
- [Taxonomic Sort](#)

California Rare Plant Rank

The *California Rare Plant Rank* status applies to plants only. The *California Rare Plant Ranks* are a ranking system originally developed by the California Native Plant Society (CNPS) to better define and categorize rarity in California's flora. These ranks were previously known as the CNPS lists but were renamed to the *California Rare Plant Ranks* to better reflect the joint effort among the CNPS, the CNDDDB, and a wide range of botanical experts, who work together to assign a rarity ranking. All plants tracked by the CNDDDB are assigned to a *California Rare Plant Rank* category. These categories are:

CA Rare Plant Rank	Description
1A	Plants presumed extinct in California and rare/extinct elsewhere
1B.1	Plants rare, threatened, or endangered in California and elsewhere; seriously threatened in California
1B.2	Plants rare, threatened, or endangered in California and elsewhere; fairly threatened in California

1B.3	Plants rare, threatened, or endangered in California and elsewhere; not very threatened in California
2A	Plants presumed extirpated in California, but more common elsewhere
2B.1	Plants rare, threatened, or endangered in California, but more common elsewhere; seriously threatened in California
2B.2	Plants rare, threatened, or endangered in California, but more common elsewhere; fairly threatened in California
2B.3	Plants rare, threatened, or endangered in California, but more common elsewhere; not very threatened in California
3.1	Plants about which we need more information; seriously threatened in California
3.2	Plants about which we need more information; fairly threatened in California
3.3	Plants about which we need more information; not very threatened in California
4.1	Plants of limited distribution; seriously threatened in California
4.2	Plants of limited distribution; fairly threatened in California
4.3	Plants of limited distribution; not very threatened in California

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California Department of Fish and Wildlife Status

The *California Department of Fish and Wildlife (CDFW) Status* applies to animals only. The possible values for *CDFW Status* are:

Status	Description
FP	Fully Protected: This classification was the State of California's initial effort to identify and provide additional protection to those animals that were rare or faced possible extinction. Lists were created for fish, amphibians and reptiles, birds and mammals. Most of the species on these lists have subsequently been listed under the state and/or federal endangered species acts.
SSC	Species of Special Concern: It is the goal and responsibility of the Department of Fish and Wildlife to maintain viable populations of all native species. To this end, the Department has designated certain vertebrate species as "Species of Special Concern" because declining population levels, limited ranges, and/or continuing threats have made them vulnerable to extinction. The goal of designating species as "Species of Special Concern" is to halt or reverse their decline by calling attention to their plight and addressing the issues of concern early enough to secure their long-term viability.

WL	Watch List: The Department of Fish and Wildlife maintains a list consisting of taxa that were previously designated as "Species of Special Concern" but no longer merit that status, or which do not yet meet SSC criteria, but for which there is concern and a need for additional information to clarify status.
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Common Name

The *Common Name* of an element or taxon, recognized at the state level. The *Common Name* value for natural communities is the same as that for [Scientific Name](#).

County Name

The name of the California county containing the element data.

Data Status

This field is used to indicate the status of the data for a particular element for a particular area. The possible values for *Data Status* are:

Status	Description
Mapped	Indicates that there is currently information from the specified quad/county and element within the CNDDDB occurrence database.
Unprocessed	Indicates that there is not currently any information from that quad/county for that element within the quality-controlled CNDDDB occurrence database but there is unprocessed data at the CNDDDB waiting to be evaluated.
Mapped and Unprocessed	Indicates that there is both: information from the specified quad/county and element within the CNDDDB occurrence database and within the CNDDDB unprocessed data.

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Element Code

The *Element Code* is a ten-character code assigned to each element/taxon by NatureServe for data management purposes. These codes are common to all Natural Heritage Programs and Conservation Data Centers both within and outside of the United States and allow efficient inter-jurisdictional communication. The upper level of classification is presented below. Complete coding information is contained in the Natural Heritage Program Operations Manual, TNC, Arlington, Virginia, April 1982, revised June 1988.

First character	Meaning
A	Vertebrate animal
C	Community (as in Natural Community or plant community)
I	Invertebrate animal
N	Non-vascular plant
P	Vascular plant
O	Other (State trees, etc.; not used by the CNDDDB)
G	Geologic (not used by the CNDDDB)

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Element Type

The *Element Type* indicates the general taxonomic group that an element falls within. The following *Element Types* are currently used by the CNDDDB:

Animals	Amphibians
	Arachnids
	Birds
	Crustaceans
	Fish
	Insects
	Mollusks
	Reptiles
Community	Aquatic
	Terrestrial
Plants	Bryophytes

	Lichens
	Vascular

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Federal Status

The United States legal status under the Federal Endangered Species Act (ESA).

Listing Status	Description
Endangered	The classification provided to an animal or plant in danger of extinction within the foreseeable future throughout all or a significant portion of its range.
Threatened	The classification provided to an animal or plant which is likely to become an Endangered species within the foreseeable future throughout all or a significant portion of its range.
Proposed Endangered	The classification provided to an animal or plant that is proposed for federal listing as Endangered in the Federal Register under Section 4 of the Endangered Species Act.
Proposed Threatened	The classification provided to an animal or plant that is proposed for federal listing as Threatened in the Federal Register under Section 4 of the Endangered Species Act.
Candidate	The classification provided to an animal or plant that has been studied by the United States Fish and Wildlife Service, and the Service has concluded that it should be proposed for addition to the Federal Endangered and Threatened species list.
None	The plant or animal has no federal status.
Delisted	The plant or animal was previously listed as Endangered or Threatened, but is no longer listed on the Federal Endangered and Threatened species list.

(Please see the Federal Register for the current legal definitions of Federal status.)

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Quad Code

A code used by the California Department of Fish and Wildlife to uniquely identify USGS 7.5 minute quadrangles (quads). The USGS quad code consists of one degree blocks sub-divided into sixty-four 7.5 minute maps. The one degree block is referenced by the latitude and longitude of its southeast corner (e.g., 38121). Individual maps within the block are referenced by an alpha-numeric code. This code originates at the same southeast corner as the one degree block and runs numerically east to west, and alphabetically south to north. This creates a grid allowing maps to be coded by the intersection of these axes (e.g., B5). An example of a complete map code would be 38121B5. The CDFW *Quad Code* converts this value to an integer by replacing the alpha character with a numeric equivalent (A = 1, B = 2, C = 3, D = 4, E = 5, F = 6, G = 7, H = 8).

Quad Name

The name of the USGS 7.5 minute quadrangle (quad) map containing the element data.

Scientific Name

The *Scientific (Latin) Name* of a plant or animal or the name of a Natural Community recognized at the state level.

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State Status

The State of California legal status.

Listing Status	Description
Endangered	The classification provided to a native species or subspecies of a bird, mammal, fish, amphibian, reptile, or plant which is in serious danger of becoming extinct throughout all, or a significant portion, of its range due to one or more causes, including loss of habitat, change in habitat, overexploitation, predation, competition, or disease.
Threatened	The classification provided to a native species or subspecies of a bird, mammal, fish, amphibian, reptile, or plant that, although not presently threatened with extinction, is likely to become an endangered species in the foreseeable future in the absence of special protection and management efforts.
Rare	The classification provided to a native plant species, subspecies, or variety when, although not presently threatened with extinction, it is in such small numbers throughout its range that it may become endangered if its present environment worsens. This designation stems from the Native Plant Protection Act of 1977.
None	The plant or animal has no state status.
Delisted	The plant or animal was previously listed as Endangered, Threatened or Rare but is no longer listed by the State of California.
Candidate Endangered	The classification provided to a native species or subspecies of a bird, mammal, fish, amphibian, reptile, or plant that the Fish and Game Commission has formally noticed as being under review by the Department of Fish and Wildlife for addition to the list of endangered species, or a species for which the commission has published a notice of proposed regulation to add the species to the list of endangered species.
Candidate Threatened	The classification provided to a native species or subspecies of a bird, mammal, fish, amphibian, reptile, or plant that the Fish and Game Commission has formally noticed as being

under review by the Department of Fish and Wildlife for addition to the list of threatened species, or a species for which the commission has published a notice of proposed regulation to add the species to the list of threatened species.

(See Fish and Game code, sections 1901, 2062, 2067, and 2068 for legal definitions of California State status.)

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Taxonomic Sort

This field is used to sort the results into hierarchical taxonomic groupings. When a query is run with the CNDDB QuickView Tool, the results are returned based on this hierarchy so that similar organisms are grouped together (i.e. all birds are grouped together, all amphibians are grouped together, etc.).

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Appendix C

Taylorred Archaeological Phase 1 Cultural Resources Assessment

TECHNICAL MEMORANDUM

Date: October 18, 2023

To: Darlene Mata, DR Mata Consulting, Inc.

From: Consuelo Sauls, M.A., RPA, Archaeologist, Taylored Archaeology

Subject: **Cultural Resources Technical Memorandum Desktop Review for the Cottonwood Phase 3 Tentative Subdivision Map and Rezone from R-1-6 to R-1-5 Project, City of Tulare, County of Tulare, California**

Introduction

Taylored Archaeology has conducted a cultural resources records search for the Cottonwood Phase 3 Tentative Subdivision Map Project and Rezone from R-1-6 to R-1-5 (Project). The proposed Project includes the development of 86 single-family homes and associated streets, sidewalks, and urban landscaping. The Project is located in the City of Tulare, Tulare County, California. The purpose of the records search is to identify all previously recorded cultural resources within the Project area. It entails a review of all previously recorded archaeological sites and historic properties situated within a half-mile radius surrounding the Project site.

The Project is currently undergoing environmental evaluation under the California Environmental Quality Act (CEQA) with the City of Tulare serving as the CEQA lead agency.

Project Location

The Project site is currently a 15.31-acre vacant lot and is located at the southeast corner of Mooney Boulevard and Foster Drive in the City of Tulare, Tulare County, California, consisting of Tulare County Assessor's Parcel Number 184-100-008 (Figure 1). The Project site is in Township 20 South, Range 25 East, Section 18 on the United States Geological Survey (USGS) 7.5-minute series Tulare, California topographic quadrangle map (Figure 2).

Methodology

Taylored Archaeology researched potential cultural resources within the Project vicinity by requesting a cultural resources records search from the Southern San Joaquin Information Center (SSJVIC) of the California Historical Resources Information System (CHRIS), at California State University, Bakersfield and reviewing records in relationship to the Project area. The records search covered the Project area and all land within a 0.5-mile radius of the Project, and included a review of the following: the Archaeological Resources Directory, the National Register of Historic Places, the California Registry of Historic Resources, the California Points of Historical Interest, the California Historical Landmarks, the California State Historic Resources Inventory, and a review of cultural resources reports on file with the SSJVIC. Archival research of available historic maps, historic aerial photographs, records, and databases was additionally conducted.

Records Search Results

The SSJVIC provided the cultural resources records search results (File No. 23-416) for the Project on October 16, 2023 (Attachment B).

The SSJVIC records search revealed three cultural resource reports within the Project area shown in Table 1: Willaim Self Associates 1995 (TU-00041), Gay Weinberger 1980 (TU-00541), and Mitchell 1957 (TU-01190). Further review of these reports revealed that TU-00541 is an archaeological pedestrian survey which previously surveyed the Project site in 1980 and resulted in negative findings. Self 1995 (TU-00041) is a literature review of different regions of Fresno County and Mitchell 1957 (TU-01190) is a narrative book account of the 1851 Mariposa War and not relevant to the Project area. No cultural resources were encountered on the Project site during either survey.

Table 1
Previous Cultural Resource Reports within the Project Area

Report Number	Author(s)	Date	Report Title	Study
TU-00041	William Self	1995	Class I Overview, Santa Fe Pacific Pipeline Partners, L.P., Proposed Concord to Colton Pipeline Project	Archaeological Literature Review
TU-00541	Gay Weinberger	1980	The Archaeological Reconnaissance of Annexation 78-17, City of Tulare	Archaeological Field Survey
TU-01190	Annie R. Mitchell	1957	Jim Savage and the Tulareño Indians	Book; No survey of Project area

As shown in Table 2, only one report was listed as being conducted within a 0.5-mile radius of the Project boundary. The Wickstrom 2018 (TU-01839) study is a historical and archaeological field survey and evaluation report for the State Route 99 Tulare Interchange Project. This study was conducted approximately 0.4 miles west of the Project site. TU-01839 resulted in negative findings for archaeological resources within a 0.5-mile radius of the Project boundary.

Table 2
Previous Cultural Resource Reports within a 0.5-mile radius of the Project Area

Report Number	Author(s)	Date	Report Title	Study
TU-01839	Brian Wickstrom	2018	Archaeological Survey Report for the State Route 99 Tulare Interchange Project in Tulare City, Tulare County, California	Archaeological Field survey
		2018	Historic Property Survey Report for the State Route 99 Tulare Interchange Project in Tulare City, Tulare County, California	Architectural/Historical Field Survey and Evaluation

One cultural resource, as shown in Table 3, was previously recorded within a 0.5-mile radius of the Project area. The resource, P-54-005296, was a historic era canal segment of the Tulare Irrigation District Canal located across Mooney Boulevard from the Project site. The segment of the Tulare Irrigation District Canal within a 0.5-mile radius of the Project site was not previously surveyed. Overall, the Project will not impact the identified resource summarized in Table 3.

Table 3
Previous Recorded Cultural Resource within a 0.5-mile radius of the Project Area

Resource Number	Age Association	Resource Type	Resource Description	Distance from Project Boundary
P-54-005296	Historic	Structure	Tulare Irrigation District Canal (canal segment)	8 miles northeast

Archival Research

A review of available USGS 7.5-minute topographic maps of the Tulare, CA quadrangle from 1925, 1927, 1950, 1950 photorevised 1969, 2012, 2015, 2018, and 2021 showed the Project boundary as mostly agricultural fields (USGS).

A review of available historic aerial photographs from 1956 to present day showed the Project site was mostly fields. (NETROnline 2023; Google Earth Pro 2023). By 2006 the surrounding area appears to have undergone a rapid transition from rural agricultural to suburban land use, and by 2018 the area around the Project site appears similar to present day. Finally, between 2018 and 2021, a stormwater retention basin was constructed in the eastern corner of the Project site (Google Earth Pro 2023).

Conclusion and Recommendations

No evidence of prior cultural resources within the Project boundary was found within the course of this investigation, including a review of the SSJVIC records search and subsequent archival research. Therefore, the chance of encountering subsurface archaeological or historical resources within the Project boundary is low.

Taylored Archaeology therefore recommends the following:

In the event of accidental discovery of unidentified archaeological remains during development or ground-moving activities in the Project area, all work should be halted in the immediate vicinity (within a 100-foot radius) until a qualified archaeologist can identify the discovery and assess its significance.

If human remains are uncovered during construction, the Tulare County Coroner is to be notified to investigate the remains and arrange proper treatment and disposition. If the remains are identified on the basis of archaeological context, age, cultural associations, or biological traits to be those of a Native American, California Health and Safety Code 7050.5 and PRC 5097.98 require that the coroner notify the Native American Heritage Commission within 24 hours of discovery. The Native American Heritage Commission will then identify the Most Likely Descendent who will be afforded an opportunity to make recommendations regarding the treatment and disposition of the remains.

Taylored Archaeology appreciates the opportunity to assist you on this project. If you have any questions concerning this letter, please do not hesitate to contact Consuelo Sauls at csaulsarchaeo@gmail.com.

Sincerely,



Consuelo Sauls, M.A., RPA 41591505
Professional Archaeologist

Attachment A: Project Maps

Attachment B: Records Search Results Letter

References

Google Earth Pro.

2023 Google Earth Software, Google, Inc.

Mitchell, Annie R.

1957 *Jim Savage and the Tulareño Indians*. Westernlore Press, Tucson, Arizona.

NETROnline

2023 "Historic Aerials". <https://www.historicaerials.com/> Accessed July 26, 2023.

Self, William

1995 *Class I Overview, Santa Fe Pacific Pipeline Partners, L.P., Proposed Concord to Colton Pipeline Project*. William Self Associates, Orinda, California. Prepared for Bechtel Group, San Francisco, California.

United States Geological Survey (USGS)

1925 *Tulare, California, Quadrangle Map*. 7.5-minute series. U.S. Geological Survey, Denver, Colorado.

1927 *Tulare, California, Quadrangle Map*. 7.5-minute series. U.S. Geological Survey, Denver, Colorado.

1950 *Tulare, California, Quadrangle Map*. 7.5-minute series. U.S. Geological Survey, Denver, Colorado.

1969 *Tulare, California, Quadrangle Map, 1950, photo revised 1969*. 7.5-minute series. U.S. Geological Survey, Denver, Colorado.

2012 *Tulare, California, Quadrangle Map*. 7.5-minute series. U.S. Geological Survey, Denver, Colorado.

2015 *Tulare, California, Quadrangle Map*. 7.5-minute series. U.S. Geological Survey, Denver, Colorado.

2018 *Tulare, California, Quadrangle Map*. 7.5-minute series. U.S. Geological Survey, Denver, Colorado.

2021 *Tulare, California, Quadrangle Map*. 7.5-minute series. U.S. Geological Survey, Denver, Colorado.

Weinberger, Gay

1980 *The Archaeological Reconnaissance of Annexation 78-17, City of Tulare*. Porterville, California. Prepared for Alan Blain, Visalia, California.

ATTACHMENT A

Project Maps



Figure 1 Project vicinity in Tulare, California

6083 N Figarden Dr., Ste. 616, Fresno, CA 93722
559.797.1572 / csaulsarchaeo@gmail.com

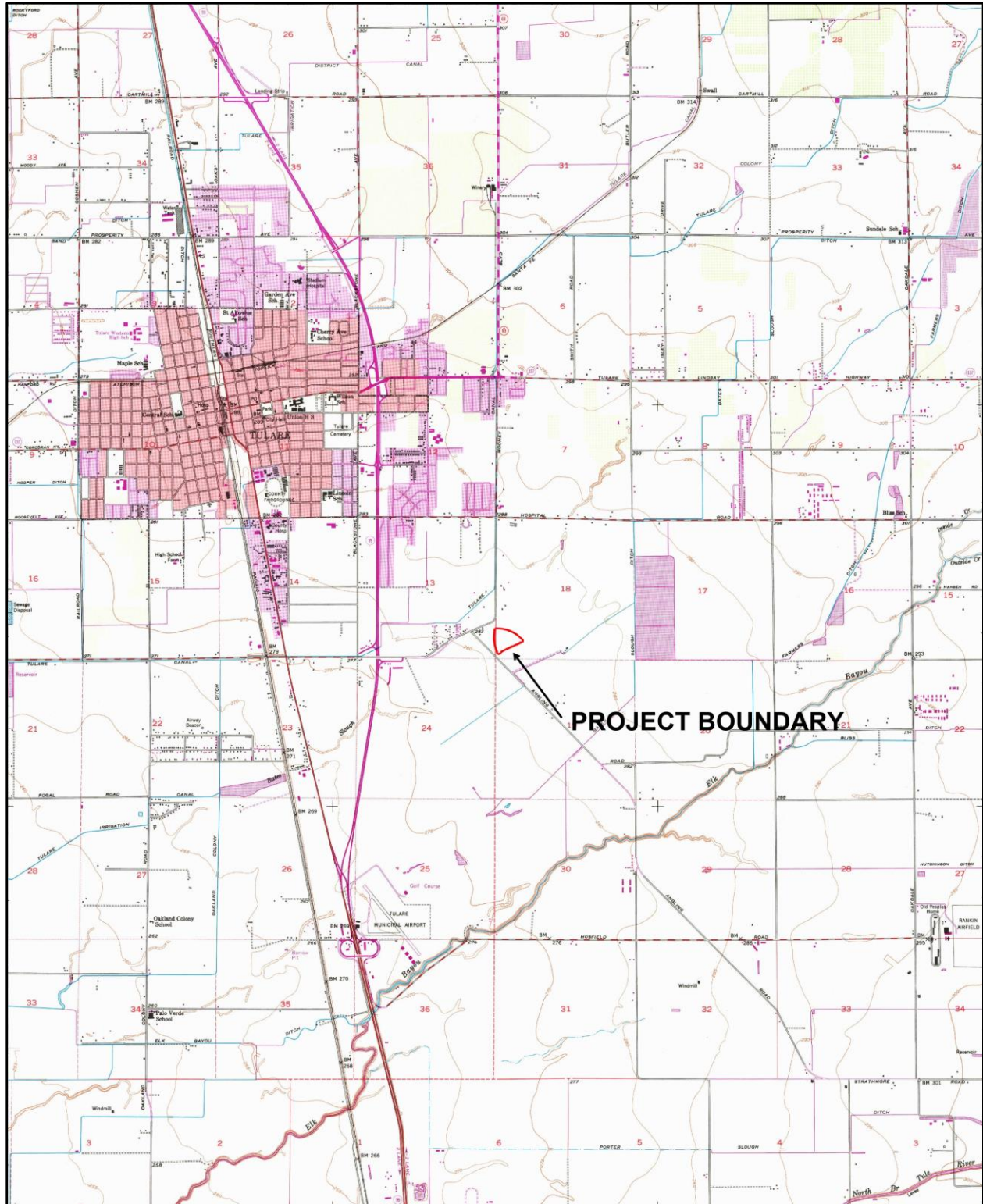


Figure 2 Project location on the USGS Tulare, CA 7.5-minute quadrangle

6083 N Figarden Dr., Ste. 616, Fresno, CA 93722
559.797.1572 / csaulsarchaeo@gmail.com

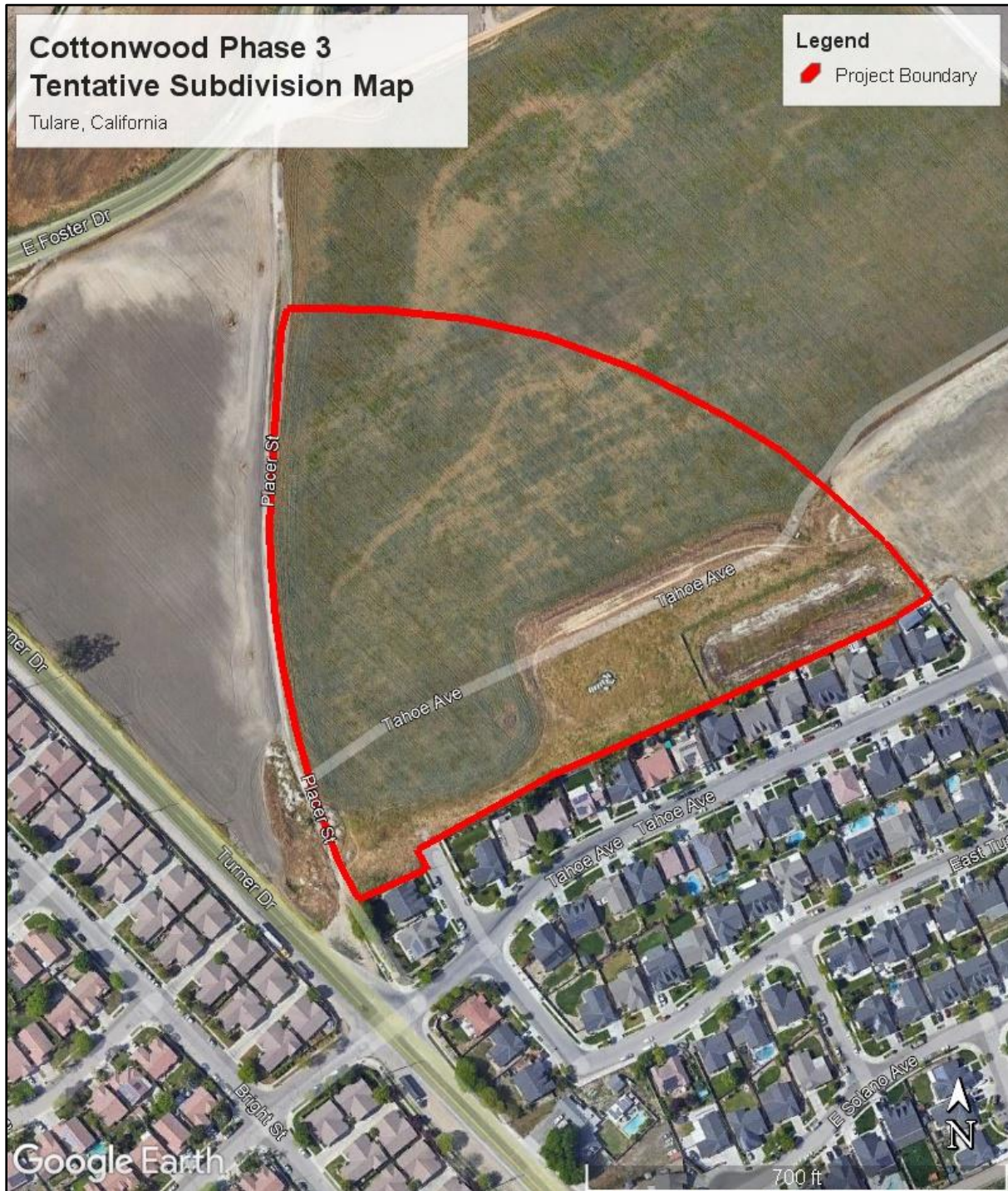


Figure 3 Aerial view of the Project boundary



ATTACHMENT B

Records Search Results



10/16/2023

Consuelo Sauls
Taylored Archaeology
6083 N. Figarden Drive, Suite 616
Fresno, CA 93722

Re: Cottonwood Phase 3 Tentative Subdivision Map
Records Search File No.: 23-416

The Southern San Joaquin Valley Information Center received your record search request for the project area referenced above, located on the Tulare USGS 7.5' quad. The following reflects the results of the records search for the project area and the 0.5 mile radius:

As indicated on the data request form, the locations of resources and reports are provided in the following format: custom GIS maps GIS data

Resources within project area:	None
Resources within 0.5 mile radius:	P-54-005296
Reports within project area:	TU-0041, 00541, 01190
Reports within 0.5 mile radius:	TU-01839

Resource Database Printout (list): enclosed not requested nothing listed

Resource Database Printout (details): enclosed not requested nothing listed

Resource Digital Database Records: enclosed not requested nothing listed

Report Database Printout (list): enclosed not requested nothing listed

Report Database Printout (details): enclosed not requested nothing listed

Report Digital Database Records: enclosed not requested nothing listed

Resource Record Copies: enclosed not requested nothing listed

Report Copies: enclosed not requested nothing listed

OHP Built Environment Resources Directory: enclosed not requested nothing listed

Archaeological Determinations of Eligibility: enclosed not requested nothing listed

CA Inventory of Historic Resources (1976): enclosed not requested nothing listed

Caltrans Bridge Survey: Not available at SSJVIC; please see <https://dot.ca.gov/programs/environmental-analysis/cultural-studies/california-historical-bridges-tunnels>

Ethnographic Information: Not available at SSJVIC

Historical Literature: Not available at SSJVIC

Historical Maps: Not available at SSJVIC; please see <http://historicalmaps.arcgis.com/usgs/>

Local Inventories: Not available at SSJVIC

GLO and/or Rancho Plat Maps: Not available at SSJVIC; please see <http://www.gloreports.blm.gov/search/default.aspx#searchTabIndex=0&searchByTypeIndex=1 and/or http://www.oac.cdlib.org/view?docid=hb8489p15p;developer=local;style=oac4;doc.view=items>

Shipwreck Inventory: Not available at SSJVIC; please see <https://www.slc.ca.gov/shipwrecks/>

Soil Survey Maps: Not available at SSJVIC; please see <http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>

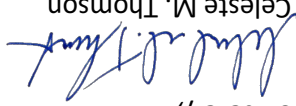
Please forward a copy of any resulting reports from this project to the office as soon as possible. Due to the sensitive nature of archaeological site location data, we ask that you do not include resource location maps and resource location descriptions in your report if the report is for public distribution. If you have any questions regarding the results presented herein, please contact the office at the phone number listed above.

The provision of CHRIS Data via this records search response does not in any way constitute public disclosure of records otherwise exempt from disclosure under the California Public Records Act or any other law, including, but not limited to, records related to archaeological site information maintained by or on behalf of, or in the possession of, the State of California, Department of Parks and Recreation, State Historic Preservation Office, Office of Historic Preservation, or the State Historical Resources Commission.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the CHRIS Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

Should you require any additional information for the above referenced project, reference the record search number listed above when making inquiries. Invoices for Information Center services will be sent under separate cover from the California State University, Bakersfield Accounting Office.

Thank you for using the California Historical Resources Information System (CHRIS).

Sincerely,

Celeste M. Thomson
Coordinator

Appendix D

Traffic Evaluation and Vehicle Miles Traveled Assessment

Traffic Evaluation and Vehicle Miles Traveled Assessment
for the Cottonwood Estates #3 Project
Tulare, California

Traffic Evaluation and Vehicle Miles Traveled Assessment for the Cottonwood Estates #3 Project

Tulare, California

FINAL REPORT

April 2024

Prepared for:
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[https://d.docs.live.net/1908e84e76e68192/Desktop/C2 Consult/Projects/1341.11 Nunley Development - Cottonwood ^N3 TA/Work Product/Cottonwod 3 TA and VMT \(FINAL\).docx](https://d.docs.live.net/1908e84e76e68192/Desktop/C2%20Consult/Projects/1341.11%20Nunley%20Development%20-%20Cottonwood%20^N3%20TA/Work%20Product/Cottonwod%203%20TA%20and%20VMT%20(FINAL).docx)

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Traffic Evaluation & Vehicle Miles Travelled Assessment for the Cottonwood Estates #3 Project

CHAPTER 1 – INTRODUCTION

Study Purpose

The Cottonwood Estates #3 Project is located in Tulare, California. The project occupies approximately 15 acres and is proposed to contain 86 residential lots. This project lies at the southeast corner of the intersection of Foster Drive at Turner Drive. **Figure 1** shows a vicinity map of the area around the development site, while **Figure 5** shows the Cottonwood Estates #3 site plan. This report evaluates the potential short term changes in traffic and includes an assessment of vehicle miles travelled by residents of the Project.

Study Area

The City of Tulare requested the following items to be evaluated as part of this study.

- 1) *The intersection of Paige/Turner/Foster at Mooney Boulevard*
- 2) *The intersection of Turner at Tahoe*
- 3) *The Vehicle Miles Traveled associated with the Project*

Traffic Model

For the purposes of evaluating the Cottonwood Estates #3 Project's Vehicle Miles Traveled impacts, the Tulare County Association of Governments (TCAG) Regional Traffic Model was used. The Regional Traffic Model was selected after consultation with the City of Tulare and TCAG. This tool provides the best and most reasonable evaluations in Tulare County as it can provide baseline regional vehicle miles traveled data and predict changes in regional vehicle miles traveled as a result of a proposed land use. This model is also used for long range multi-modal transportation planning, community circulation element preparation and air quality analysis. This allows the Cottonwood Estates #3 Project to be evaluated in the context of both Tulare and regional long-range plans and programs.

Traffic Evaluation and Vehicle Miles Traveled Assessment
for the Cottonwood Estates #3 Project
Tulare, California

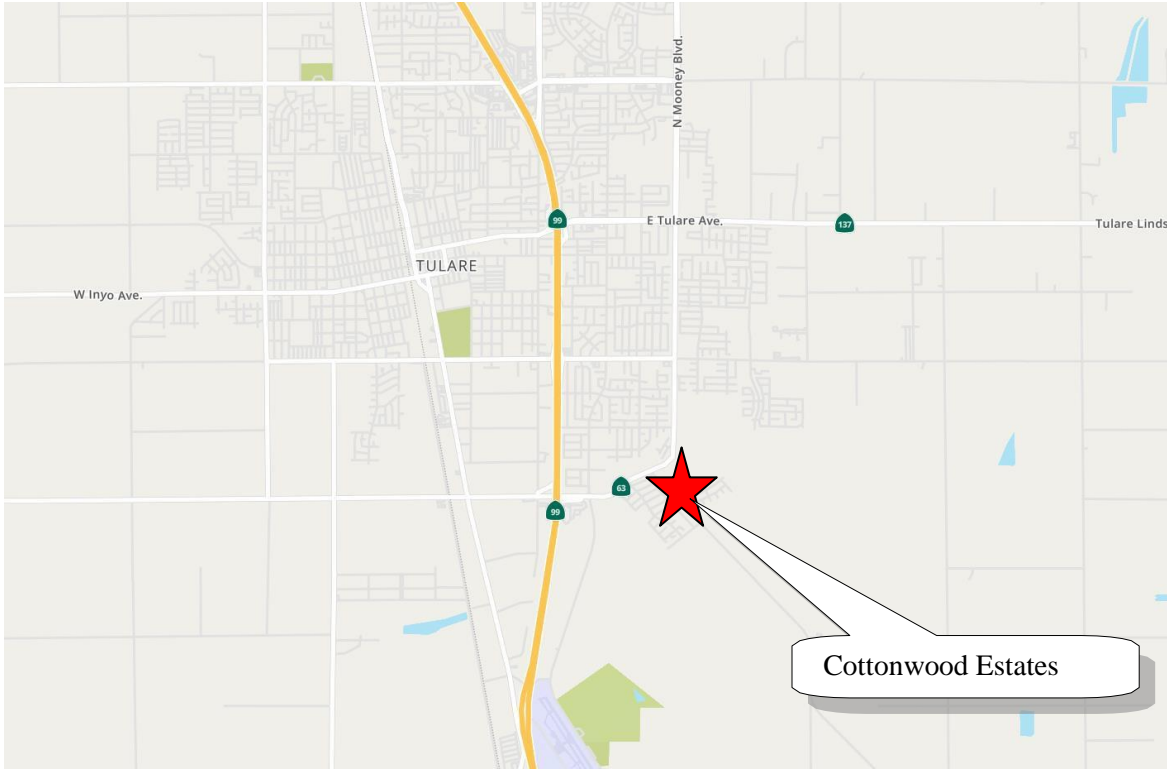


FIGURE 1: Vicinity Map

Traffic Evaluation and Vehicle Miles Traveled Assessment
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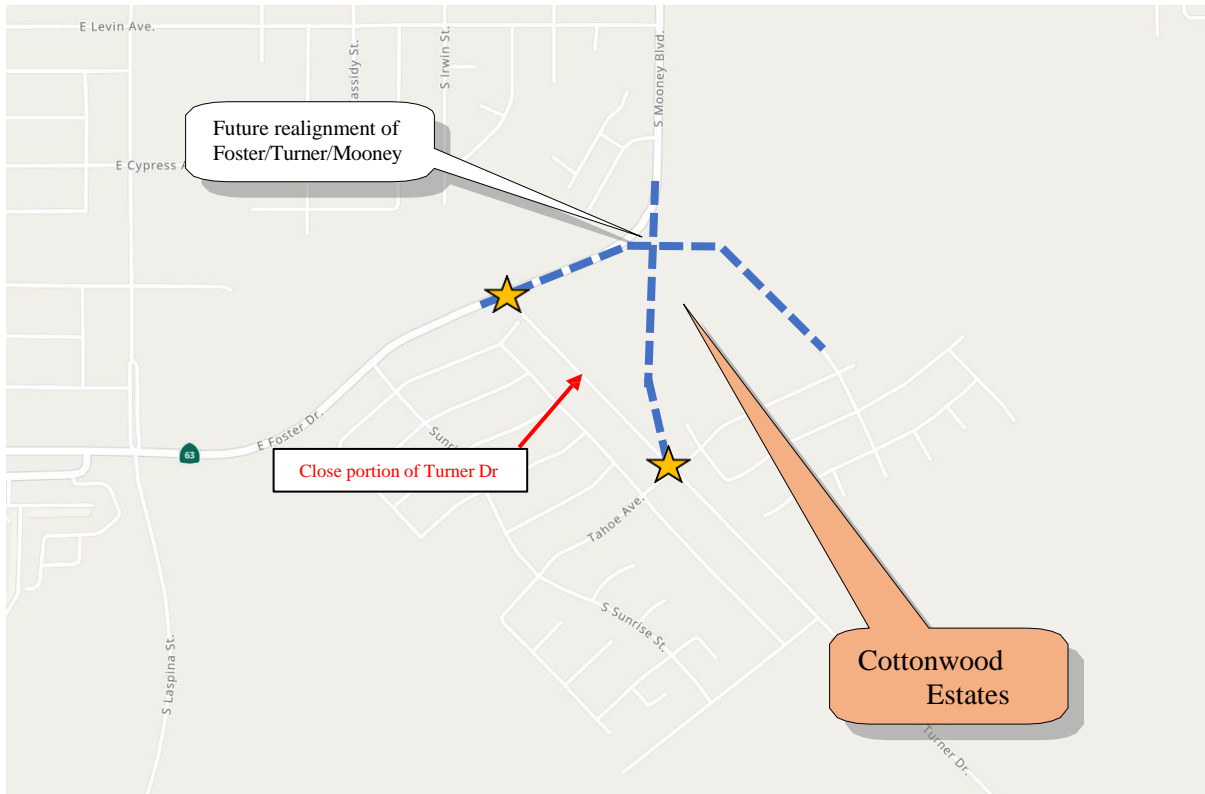


FIGURE 2: Project Location & Long-Range Street Realignment

CHAPTER 2 – EXISTING CONDITONS

Roadways

Paige Avenue/Foster Drive/Mooney Boulevard Corridor

Paige Avenue is a two-lane street with a traffic signal at the intersection of Laspina Street. South Mooney Boulevard (State Route 63 to the north) is a two-lane city street and is currently posted as a 55 mile per hour speed zone. Foster Drive is also a two-lane city street and is currently posted as a 45 mile per hour speed zone. All three streets are contiguous, comprise the Paige Avenue/Foster Drive/Mooney Boulevard Corridor, and are designated as Major Arterials in the City’s General Plan.

Turner Drive

Is a city street which intersects Foster Drive just east of Laspina Street. The street is a two-lane conventional highway. Turner Drive is currently posted as a 45 mile per hour speed zone. The street is designated as Major Arterial in the City’s General Plan.

Tahoe Avenue

Is a two-lane city street which is designated by the City of Tulare as a local street in the City’s Circulation Element. Tahoe Avenue is currently an unposted residential street. The street is designated as Secondary Collector in the City’s General Plan.

Foster/Turner/Mooney Realignment

Of special note is the City of Tulare’s plan to realign the existing intersection of Foster at Turner. This change in alignment has been part of the City’s long-range plan for a number of years. The realignment would include the extension of Mooney Boulevard south to intercept Turner Drive near its existing intersection with Tahoe Avenue Foster Drive would be extended east to this new alignment and include an eastern leg.

The City therefore views the existing Foster at Turner intersection as temporary and would be closed as part of the realignment project. The timing of this realignment will be determined by the City of Tulare.

Analysis Scenarios

This study evaluates the following scenarios at the study intersection:

- Existing Conditions
- Existing Conditions plus the Cottonwood Estates #3 Project

Study Intersections

The study area for analyzing traffic impacts includes the following two intersections. The intersection locations and the site location are shown in **Figure 2**.

- Foster Drive at Turner Drive
- Turner Drive at Tahoe Avenue

Traffic Counts

According to the Institute of Transportation Engineers’ *Traffic Impact Analyses for Site Development*, the overall purpose of a traffic impact study is to determine the project impacts that are likely to occur to the surrounding street system. In order to accomplish this, analysts need to determine what occurs when the peak of the project generated traffic is combined with the peak of the surrounding street traffic. The publication states that “peak periods [of adjacent streets and highways] are generally the weekday

morning (7-9 a.m.) and evening (4-6 p.m.) peak hours, although local area characteristics occasionally result in other peaks (e.g., at major shopping or recreational centers).

On December 12, 2023, National Data & Surveying Services completed traffic counts between 7am and 9am and 4pm and 6pm at the designated intersections. That traffic data suggested that the peak hours were generally from 7:30 to 8:30am and from 4:30 to 5:30pm. The existing AM and PM traffic counts at the study intersection are shown in **Figure 3**.

Analysis Methodology

All level of service analyses performed for this study conform to the practices of the *Highway Capacity Manual*, and were done using the traffic analysis software HCS (unsignalized) or Synchro 7 (signalized). For signalized intersections, this software allows for optimization of signal timings to minimize traffic delay at each intersection. This process can result in different signal cycle lengths for both the AM and PM peak hours of a given analysis scenario and may also vary between different scenarios. This optimization somewhat reflects traffic agency procedure whereby intersection signal cycle lengths are adjusted for differing traffic conditions and times, based on counts of existing traffic volume.

For analysis purposes, HCM 2010 defines six levels of service for various facility types. The six levels are given letter designations ranging from “A” to “F”, with “A” representing the best operating conditions and “F” the worst. Quantifiable measures of effectiveness that best describe the quality of operation on the subject facility type are used to determine the facilities level of service. For the case of both signalized and unsignalized intersections, the quantifiable measure of effectiveness is average control delay.¹

Control delay for two-way stop-controlled (TWSC) intersections, which have stop signs on only the minor street approaches, is on a per-vehicle basis and is computed for the stop-controlled, minor-street movements and major street left turn movements only, because major-street through movements are theoretically in continual free-flow conditions and therefore experience no delay. Since there is no aggregation of delay for a TWSC intersection, there is no level of service for an intersection as a whole, but only levels of service for individual minor-street and major-street left turn movements.

The following table shows level of service ratings and their corresponding ranges of average control delay for both signalized and unsignalized intersections. For signalized intersections, it also contains a general description of traffic flow associated with each level of service.

¹ Control delay, according to the *2010 Highway Capacity Manual*, page 16-1, includes initial acceleration delay, queue move-up time, stopped delay, and final acceleration delay.

INTERSECTION LEVEL OF SERVICE DESCRIPTIONS			Allowable Delay	
			Signalized	Unsignalized ¹
Level of Service	Conditions	Signalized Intersection Description	Delay (sec/veh)	Delay (sec/veh)
“A”	Free Flow	<i>Users experience very low delay. Progression is favorable and most vehicles do not stop at all.</i>	≤10.0	≤10.0
“B”	Stable Operations	<i>Vehicles travel with good progression. Some vehicles stop, causing slight delay.</i>	>10.0 – 20.0	>10.0 – 15.0
“C”	Stable Operations	<i>Higher delays result from fair progression. A significant number of vehicles stop, although many continue to pass through the intersection without stopping.</i>	>20.0 to 35.0	>15.0 – 25.0
“D”	Approaching Unstable	<i>Congestion is noticeable. Progression is unfavorable, with more vehicles stopping rather than passing through the intersection.</i>	>35.0 – 55.0	>25.0 – 35.0
“E”	Unstable Operations	<i>Traffic volumes are at capacity. Users experience poor progression and long delays.</i>	>55.0 – 80.0	>35.0 – 50.0
“F”	Forced Flow	<i>Intersection’s capacity is oversaturated, causing poor progression and unusually long delays.</i>	>80.0	>50.0

Source: Chapters 16 and 18, Highway Capacity Manual, Transportation Research Board.

¹Unsignalized intersections include TWSC and AWSC

Level of service for each study intersection in the various analysis scenarios are summarized in tables throughout the report. For signalized intersections, the level of service rating shown represents the overall level of service for the intersection as a whole. For stop-controlled intersections, the level of service rating shown is for each individual traffic movement (excluding major-street through movements) instead of the entire intersection.

Level of Service Standard

The City of Tulare policy is to maintain Level of Service of “D,” as defined in the Highway Capacity Manual (published by the Transportation Research Board of the National Research Council), as the minimum desirable service level at which freeways, arterial streets, collector streets and their intersections should operate.

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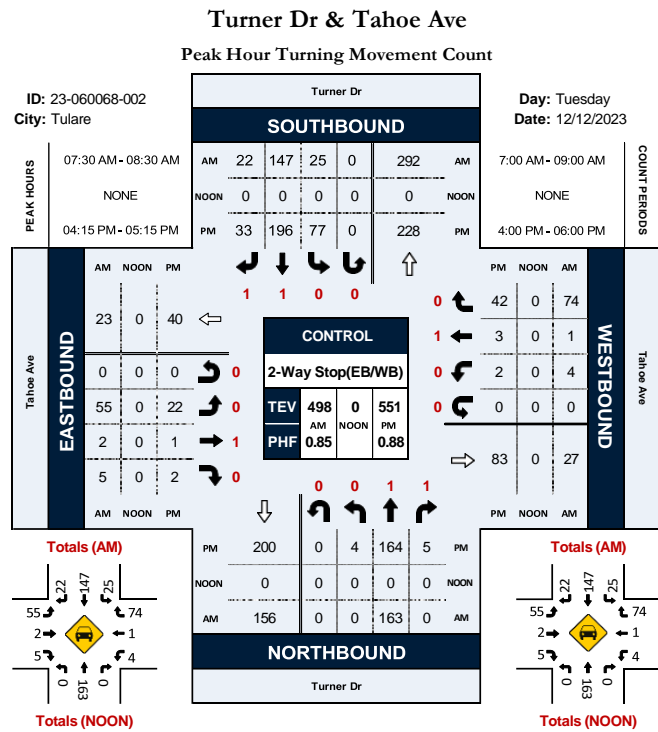
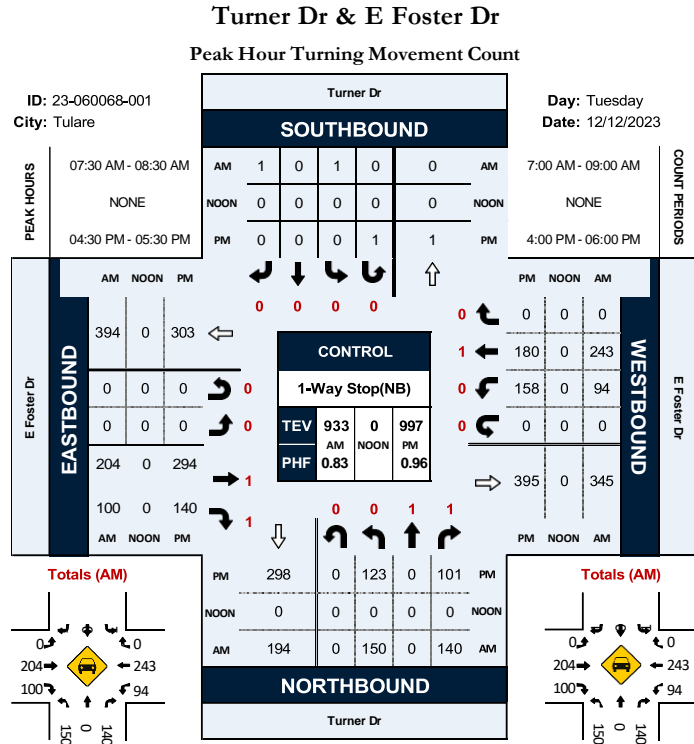


FIGURE 3: Existing Traffic Counts

Existing Conditions (2023)

Existing levels of service at the study intersection were assessed using the current lane configurations and using the existing weekday peak hour traffic volumes (shown in **Figure 3**). Level of service for existing conditions is summarized in **Table 1**. Calculations for the existing conditions are included in **Appendix A**.

Based on the existing conditions assessment, the intersections are currently operating above the City of Tulare’s level of service standard of “D”.

Table 1: Existing Conditions Level of Service				
Intersection	AM Peak Hour		PM Peak Hour	
	Vehicle Delay	LOS	Vehicle Delay	LOS
Foster at Turner				
Eastbound approach	-	A	-	A
Westbound approach	8.1	A	8.7	A
Northbound approach	14.5	B	17.9	C
Turner at Tahoe				
Eastbound approach	7.4	A	7.3	A
Westbound approach	7.2	A	7.2	A
Northbound approach	12.0	B	10.8	B
Southbound approach	12.0	B	12.5	B

Signal Warrants

At the City’s request, a peak hour traffic signal warrant (Warrant 3, part B) was also prepared for the intersections.

The Turner at Tahoe intersection **does not** currently meet the peak hour warrant for a traffic signal. This warrant analysis was limited to the peak hour volume warrant only and other conditions may exist which meet other traffic signal warrants. Copies of the warrant analyses are included in Appendix B. See **Appendix B** for Warrant 3.

For the intersection of Foster at Turner the peak hour warrant **is currently met** under the existing traffic volumes. This warrant analysis was limited to the peak hour volume warrant only and other conditions may exist which meet other traffic signal warrants. Copies of the warrant analyses are included in Appendix B. The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal. See **Appendix B** for Warrant 3.

Additionally, the City’s view of the Foster at Turner intersection as temporary, suggests the signalization of this location as inconsistent with long range street plans in this area. The City requested that a review of the Guidelines for Multi-way Stop Signs be included.

Multi-Way Stop Applications

(reference: California Manual of Uniform Traffic Control Devices Section 2B.07)

Multi-way stop control can be useful as a safety measure at intersections if certain traffic conditions exist. Safety concerns associated with multi-way stops include pedestrians, bicyclists, and all road users expecting other road users to stop. Multi-way stop control is used where the volume of traffic on the intersecting roads is approximately equal. The restrictions on the use of STOP signs described in Section 2B.04 also apply to multi-way stop applications. The decision to install multi-way stop control should be based on an engineering study. The following criteria should be considered in the engineering study for a multi-way STOP sign installation:

- A. Where traffic control signals are justified, the multi-way stop is an interim measure that can be installed quickly to control traffic while arrangements are being made for the installation of the

traffic control signal.

B. Five or more reported crashes in a 12-month period that are susceptible to correction by a multi-way stop installation. Such crashes include right-turn and left-turn collisions as well as right-angle collisions.

C. Minimum volumes:

1. The vehicular volume entering the intersection from the major street approaches (total of both approaches) averages at least 300 vehicles per hour for any 8 hours of an average day; and

2. The combined vehicular, pedestrian, and bicycle volume entering the intersection from the minor street approaches (total of both approaches) averages at least 200 units per hour for the same 8 hours, with an average delay to minor-street vehicular traffic of at least 30 seconds per vehicle during the highest hour; but

3. If the 85th-percentile approach speed of the major-street traffic exceeds 40 mph, the minimum vehicular volume warrants are 70 percent of the values provided in Items 1 and 2.

D. Where no single criterion is satisfied, but where Criteria B, C.1, and C.2 are all satisfied to 80 percent of the minimum values. Criterion C.3 is excluded from this condition.

Other criteria that may be considered in an engineering study include:

A. The need to control left-turn conflicts;

B. The need to control vehicle/pedestrian conflicts near locations that generate high pedestrian volumes;

C. Locations where a road user, after stopping, cannot see conflicting traffic and is not able to negotiate the intersection unless conflicting cross traffic is also required to stop; and

D. An intersection of two residential neighborhood collector (through) streets of similar design and operating characteristics where multi-way stop control would improve traffic operational characteristics of the intersection.

Conclusions:

The Peak Hour Traffic Signal Warrant is currently met at the intersection of Foster at Turner. The City has noted some reported crashes at this intersection and believes that some of them may be susceptible to correction by a multi-way stop installation.

As an interim traffic control strategy, the City may choose to install an all-way stop control at the Foster at Turner intersection. The intent would be for this control strategy to remain in place until such time as the realignment of the Foster at Turner intersection can be moved to meet the Mooney Boulevard extension. The following section should be reviewed as part of that decision.

Right-of-Way at Intersections

(reference: California Manual of Uniform Traffic Control Devices Section 2B.04)

State or local laws written in accordance with the "Uniform Vehicle Code" (see Section 1A.11) establish the right-of-way rule at intersections having no regulatory traffic control signs such that the driver of a vehicle approaching an intersection must yield the right-of-way to any vehicle or pedestrian already in the intersection. When two vehicles approach an intersection from different streets or highways at approximately the same time, the right-of-way rule requires the driver of the vehicle on the left to yield the right-of-way to the vehicle on the right. The right-of-way can be modified at through streets or highways by placing YIELD (R1-2) signs (see Sections 2B.08 and 2B.09) or STOP (R1-1) signs (see Sections 2B.05 through 2B.07) on one or more approaches.

Engineering judgment should be used to establish intersection control. The following factors should be considered:

A. Vehicular, bicycle, and pedestrian traffic volumes on all approaches;

B. Number and angle of approaches;

- C. Approach speeds;
- D. Sight distance available on each approach; and
- E. Reported crash experience.

YIELD or STOP signs should be used at an intersection if one or more of the following conditions exist:

- A. An intersection of a less important road with a main road where application of the normal right-of-way rule would not be expected to provide reasonable compliance with the law;
- B. A street entering a designated through highway or street; and/or
- C. An unsignalized intersection in a signalized area.

In addition, the use of YIELD or STOP signs should be considered at the intersection of two minor streets or local roads where the intersection has more than three approaches and where one or more of the following conditions exist:

- A. The combined vehicular, bicycle, and pedestrian volume entering the intersection from all approaches averages more than 2,000 units per day;
- B. The ability to see conflicting traffic on an approach is not sufficient to allow a road user to stop or yield in compliance with the normal right-of-way rule if such stopping or yielding is necessary; and/or
- C. Crash records indicate that five or more crashes that involve the failure to yield the right-of-way at the intersection under the normal right-of-way rule have been reported within a 3-year period, or that three or more such crashes have been reported within a 2-year period.

YIELD or STOP signs should not be used for speed control.

Section 2B.07 contains provisions regarding the application of multi-way STOP control at an intersection.

Once the decision has been made to control an intersection, the decision regarding the appropriate roadway to control should be based on engineering judgment. In most cases, the roadway carrying the lowest volume of traffic should be controlled.

A YIELD or STOP sign should not be installed on the higher volume roadway unless justified by an engineering study.

The following are considerations that might influence the decision regarding the appropriate roadway upon which to install a YIELD or STOP sign where two roadways with relatively equal volumes and/or characteristics intersect:

- A. Controlling the direction that conflicts the most with established pedestrian crossing activity or school walking routes;
- B. Controlling the direction that has obscured vision, dips, or bumps that already require drivers to use lower operating speeds; and
- C. Controlling the direction that has the best sight distance from a controlled position to observe conflicting traffic.

Transit

Tulare is currently served by Tulare County Regional Transit services, which provides local and regional fixed route services, paratransit and on-demand services throughout Tulare County. Six routes serve the City of Tulare with additional inter-city service to Visalia and eastern Tulare County. The hours of operation are Monday through Saturday from 7:00am to 7:30pm and on Sunday from 8:00am to 5:30pm.

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The service does not operate on New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, or Christmas Day.

Two types of fares can be chosen, General -and discount- fare. For a local weekday trip the regular general fare is \$1.50 and the discount fare is \$0.75.

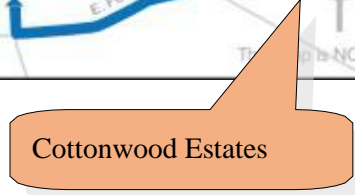
Fares & Passes (Tarifas y Pases)				
Fare Categories Categorías de tarifas	Bare Fares Tarifas base	Day Pass Pase de un día	7-Day Pass Pase de 7 días	Monthly Pass Pase mensual
Local Fixed and Circulator Routes (per passenger/por pasajero)				
General	\$1.50	\$3.00	\$10.00	\$55.00
Senior/Disabled/Medicare Card Holder Mayor/Discapacitado/Titular de la tarjeta de Medicare	\$0.75	\$1.50	\$5.00	\$25.00
Military/Veteran (Militar/Veterano)	\$0.75	\$1.50	\$5.00	\$25.00
Youth (age 12 and younger) Jóvenes (de 12 años o menos)	FREE	NA	NA	NA

One route, Route 2 provides fixed route service to east Tulare along Paige/Foster/Mooney. Weekday service is provided every 40 minutes. There is a bus stop on Foster Drive approximately 2,000 feet west of the

Cottonwood Estates #3 Project. **Figure 4** shows the relationship of the Cottonwood Estates #3 Project to Route 7.



FIGURE 4: Tulare County Regional Transit - Route 2 Map



CHAPTER 3 – PROJECT DESCRIPTION

Cottonwood Estates #3 is a single-family residential project proposed to be located at the southeast corner of the intersection of Paige/Foster/Mooney at Turner Avenue. This site is located on the southeastern edge of the City of Tulare. The Project is located on approximately 15 acres and will include 86 single-family homes. **Figure 5** shows the proposed site plan. Access to the residential development will ultimately be provided via the realignment of Turner Drive/Mooney Boulevard and the extension of Foster Drive. This proposed reconfiguration is contained in the City of Tulare Circulation Element and is accommodated with the Cottonwood Estates #3 Project. The timing of that road improvement has yet to be determined. Therefore, interim access will be provided to the south thru the Cottonwood Estates #2 Project via the intersection of Turner at Tahoe.

Project Trip Generation

New trips generated by the Cottonwood Estates #3 Project were estimated using the Institute of Transportation Engineer’s *Trip Generation Manual*. This publication provides average rates of trip generation for different land uses and relates these to dwelling units (residential). Trip generation rates are provided for weekdays along with the proportion of trips that are inbound or outbound from the development. The resulting Project trip generation is shown in **Table 2**.

The estimated Project’s vehicle trips yield 69 trips in the AM peak hour and 92 trips in the PM peak hour. The Cottonwood Estates #3 Project is estimated to generate a total of 905 daily trips.

Land Use	Daily Trips	AM Peak Hour Trips		PM Peak Hour Trips	
		Enter	Exit	Enter	Exit
Residential (86 lots)	905	17	52	58	34

CHAPTER 4 – CONDITIONS WITH PROJECT

The Cottonwood Estates #3 Project’s Vehicle Trip Distribution

The Cottonwood Estates #3 Project is expected to generally distribute project related trips matching the current travel pattern at the study intersections. Therefore, existing turning movements were used as guidelines for the distribution of vehicular trips to the surrounding streets. Based on this methodology, the Cottonwood Estates #3 Project’s trips were distributed as shown in **Figure 6**.

Cottonwood Estates #3 Project Assessment

The conditions with trips generated from the Cottonwood Estates #3 Project were assessed by adding the Project’s trips to the existing traffic volumes which are shown in **Figure 3**. The Project’s trip assignment is shown in **Figure 6**, which were added to the existing volumes to estimate the existing plus Project volumes. The combined peak hour traffic volumes used for this assessment are shown in **Figure 7**. The lane configurations at the intersection with the completion of the Cottonwood Estates #3 Project were assumed to remain the same as existing. The Level of Service Calculations for the Existing plus the Cottonwood Estates #3 Project can be seen in **Appendix C**.

Based on the Existing plus Cottonwood Estates #3 Project conditions assessment as shown in **Table 3**, the intersections are projected to operate above the City’s level of service target standard of D.

Signal Warrants

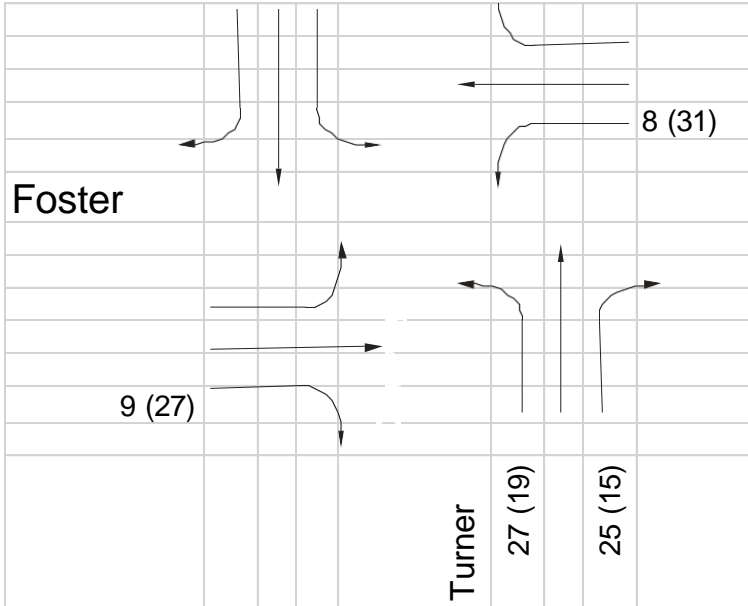
Peak hour traffic signal warrant (Warrant 3, part B) was also again prepared for the study intersections with traffic from the Cottonwood Estates #3 Project added to the existing traffic volumes.

With traffic from the Cottonwood Estates #3 Project added, the Turner at Tahoe intersection is projected to

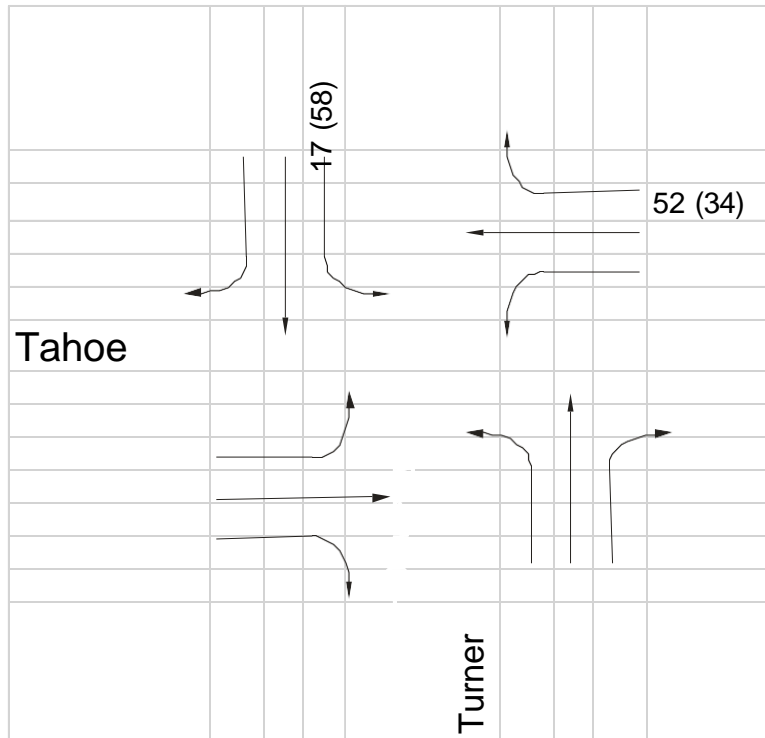
not meet the peak hour warrant for a traffic signal. This warrant analysis was limited to the peak hour volume warrant only and other conditions may exist which meet other traffic signal warrants. See **Appendix D** for Warrant 3.

Based on the projected peak hour traffic volumes, the Foster at Turner warrant **would continue to be met** in the Existing + Project condition scenario. This warrant analysis was limited to the peak hour volume warrant only and other conditions may exist which meet other traffic signal warrants. Copies of the warrant analyses are included in **Appendix D**. The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal.

Intersection	AM Peak Hour		PM Peak Hour	
	Vehicle Delay	LOS	Vehicle Delay	LOS
Foster at Turner				
Eastbound approach	-	A	-	A
Westbound approach	8.1	A	8.9	A
Northbound approach	15.8	C	21.9	C
Turner at Tahoe				
Eastbound approach	7.5	A	7.5	A
Westbound approach	7.2	A	7.2	A
Northbound approach	12.7	B	11.8	B
Southbound approach	12.9	B	13.4	B



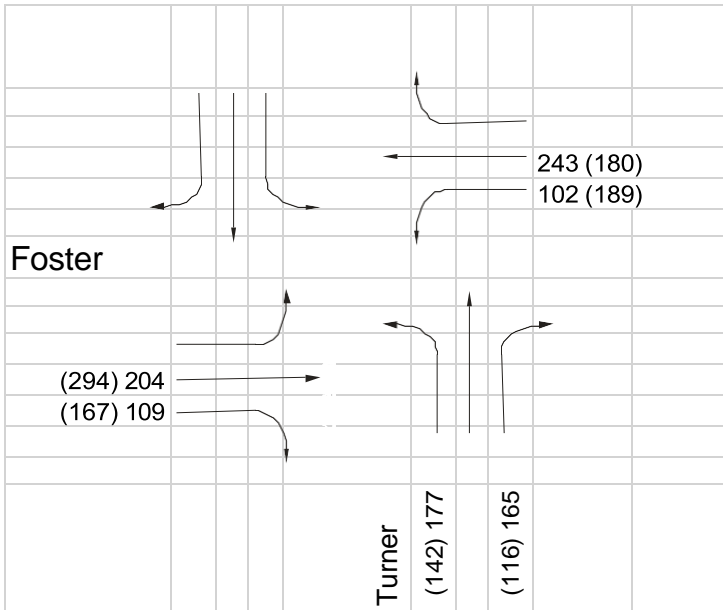
Foster at Turner - AM (PM) Project Trip Distribution



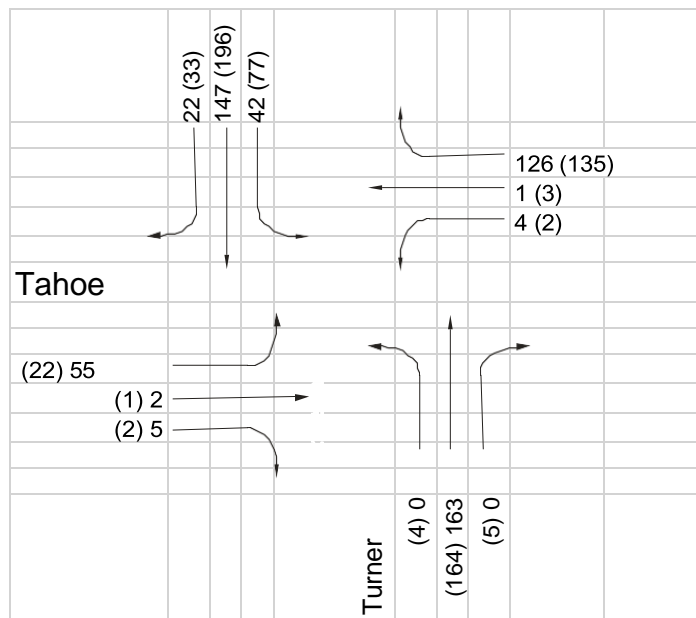
Turner at Tahoe - AM (PM) Project Trip Distribution

FIGURE 6: Cottonwood Estates #3 Trip Assignment at Intersections

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Foster at Turner Projected Traffic with Project



Turner at Tahoe Projected Traffic with Project

FIGURE 7: Existing Plus Cottonwood Estates #3 Traffic Counts

Realignment of Mooney/Foster/Turner

The realignment of Mooney Boulevard, Foster Drive and Turner Drive has been planned by the City of Tulare for a number of years. However, the existing Circulation Element of the General Plan does not call for this shift. The current plan, adopted in 2014, does not include this realignment as part of the long range plan. With previous phases of the Cottonwood development the realignment was included in layout design and allocation of right-of-way. Generally, speaking the final component was to be Cottonwood Estates #3, which includes the dedication of the Mooney Boulevard extension, as well as, a portion of the Foster Drive extension.

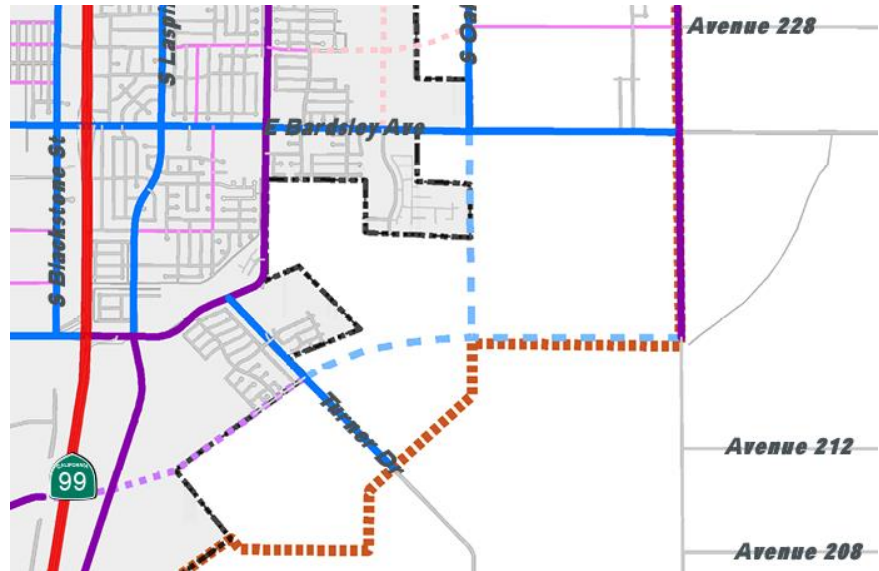


FIGURE 8: Southeast Section of Tulare Circulation Element

Several issues have arisen since the adoption of the 2014 Circulation Element (see Figure 8). As previously stated, the realignment was not included in that plan. In addition, no collector streets were included in that plan east of Mooney Boulevard between Bardsley Avenue (to the north) and International Agri-Center Way (formerly Commercial Avenue). The plan and subsequent City Impact Fee Programs did not include a funding plan for this realignment project. Furthermore, the proposed layout of the realigned intersection would cut-off easterly access to land now included for development as designated in the Land Use Element.

Given this level of confusion, it would be best if the City and the development community retain flexibility with this proposed realignment and intersection configuration. Several key issues should be resolved before the final location and alignment of the Mooney/Foster/Turner intersection is established. The following are some of the issues:

- 1) Should Mooney Boulevard be extended to the south?
- 2) Should Turner Drive be realigned?
- 3) Should Foster Drive be extended east of Mooney Boulevard as a collector or arterial?
- 4) What will the classified road network east of Mooney and south of Bardsley be?
- 5) Should the alignment of International Agri-Center Way east of Turner be relocated?
- 6) How should the City of Tulare fund these road improvements?
- 7) What land uses are planned in this area that will support this road system?

Figure 9 provides a concept for the classified roadway system in this area of the community. This proposed concept starts with the adopted circulation plan in this area and then attempts to address several of the questions outlined above. The extension of Mooney Boulevard should be decided after evaluation of the Regional Traffic Model data. This long-range data should be used to determine which movements are largest at the intersection of Mooney/Foster/Turner. If the major movements continue to be southbound Mooney to westbound

Foster/Paige, then the realignment will result in the majority of traffic having to make right and left turns through the intersection. If the future major movements are north and south along Mooney Boulevard to Turner Drive, then the realignment can be justified.

A similar assessment should be completed to determine the classification street system east of Mooney. The extension of Foster Drive east of Mooney will provide for an east-west collector or arterial into this area. While the position of this extension is not ideal from a spacing perspective south of Bardsley, it would provide for continuity with Paige Avenue, access to SR 99 and a tie-in to Olive Avenue on the eastern border of the General Plan. Further, this Foster Drive extension would provide for a balancing of the International Agri-Center Way located to the south. That road would introduce an arterial on the southern border of the General Plan and result in single-side loading of traffic from development only on the north side of the street.

Additional collector streets should be considered through this area with the extension of Morrison, Levin (Oakmore to Olive) and a yet to be named north-south street located between Oakmore and Olive. The establishment of a more formal classified street network will assist additional development proposals in the southeast area, as well as, the final disposition of the proposed realignment of Mooney, Foster and Turner.

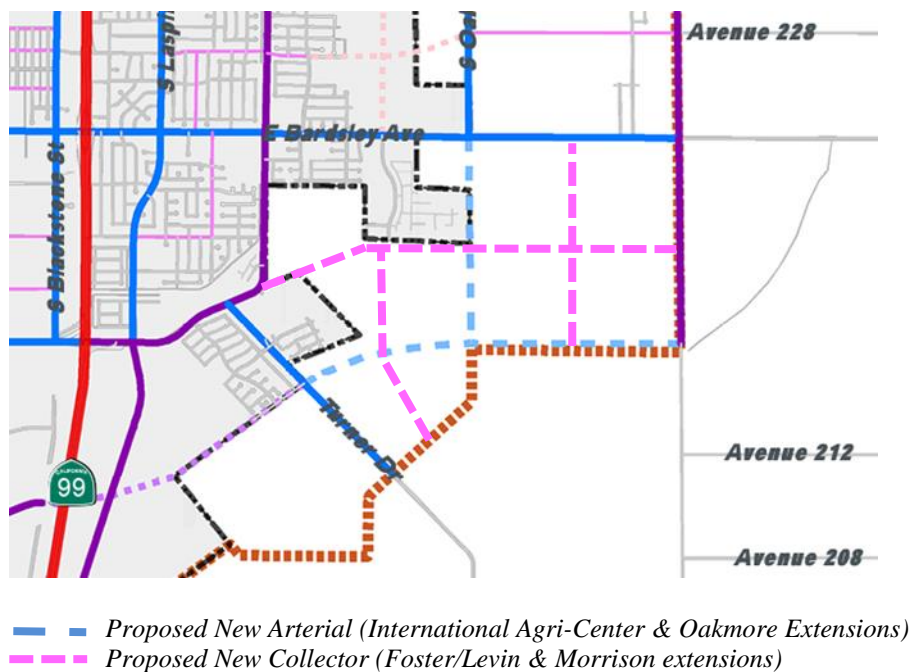


FIGURE 9: Recommended Circulation Plan

Given the potential for additional review and discussion of the circulation system east of Turner/Mooney, Figure 10 shows the interim development of the Foster and Mooney extensions. This plan will allow the development of the Cottonwood Estates #3 Project while providing flexibility for further development of the classified street system in the southeast area of the community.

Traffic Evaluation and Vehicle Miles Traveled Assessment
for the Cottonwood Estates #3 Project
Tulare, California

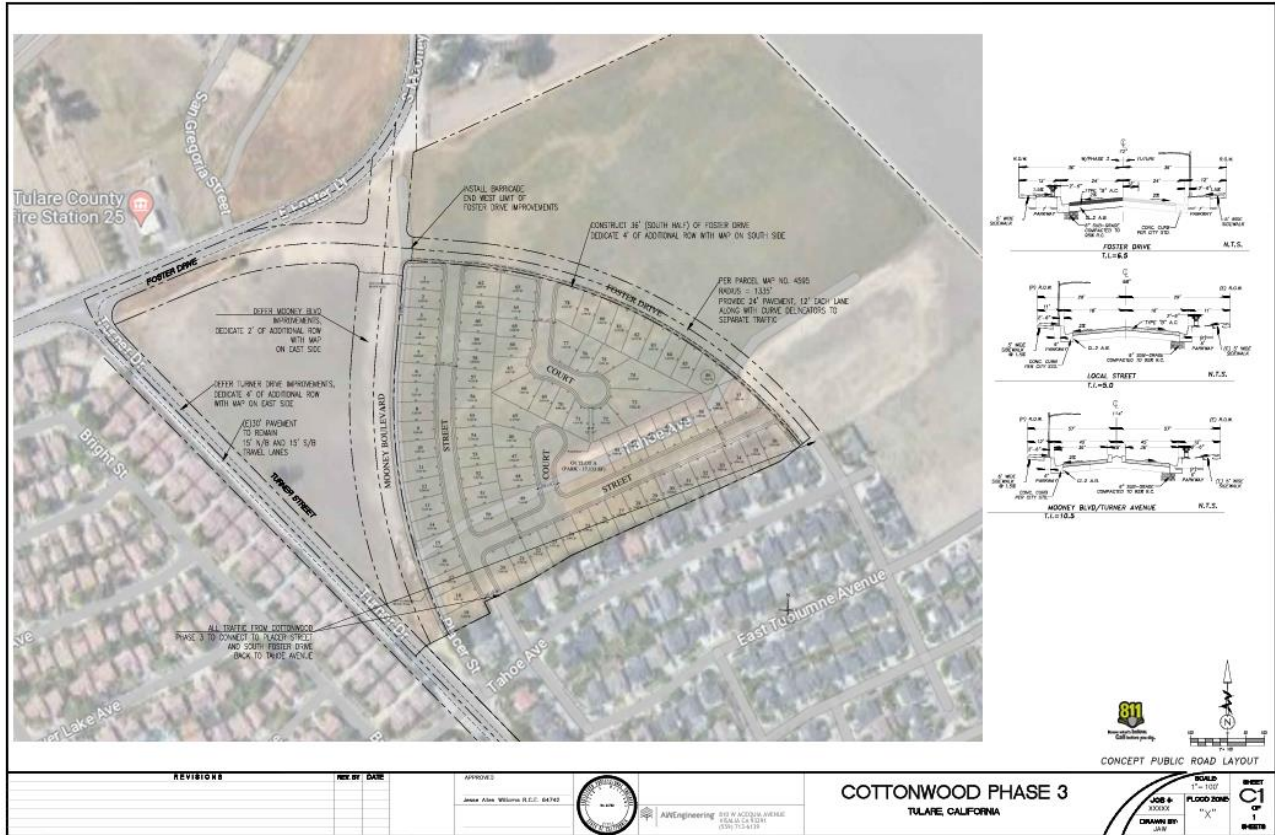


FIGURE 10: Recommended Circulation Plan

Cottonwood Estates Project Mitigation

While impact mitigation is not required for the Cottonwood Estates #3 Project and after consultation with the City of Tulare, the existing conditions evaluation coupled with the assessment of the additional traffic from the Project at the intersection of Foster at Turner suggest the following conditions be placed on the Cottonwood Estates #3 Project:

- 1) The Cottonwood Estates #3 Project will contribute its fair share of the cost of the communitywide system through payment of the City of Tulare Local Street and Traffic Signal impact fees.
- 2) The Cottonwood Estates #3 Project will pay its fair share of the cost of the realignment of the Foster/Turner/Mooney alignment through construction of roadway pave-out that would be the Developer’s responsibility per the City’s oversize reimbursement policies, or by paying an in-lieu fee for same if so directed by the City, along its frontage of the Mooney and Foster extensions.
- 3) The Cottonwood Estates #3 Project will install stop signs on Foster Drive at Turner Drive.
- 4) The Cottonwood Estates #3 Project will install a westbound left turn lane on Foster Drive at Turner Drive.
- 5) The Cottonwood Estates #3 Project will re-stripe and re-sign the Foster Drive at Turner Drive intersection and approaches as needed.

Items 3, 4 and 5 should be completed as part of the opening day requirements.

CHAPTER 5 – VEHICLE MILES TRAVELLED ASSESSMENT

On June 26, 2020 the City of Tulare issued guidelines to assist in Implementing Vehicle Miles Traveled Thresholds in the California Environmental Quality Act Analysis Required by SB 743. Those guidelines are outlined below.

Background

California Senate Bill 743 (SB 743) was signed into law by Governor Brown in 2013. It required the Office of Planning and Research (OPR) to amend the California Environmental Quality Act (CEQA) Guidelines to provide an alternative to level of service (LOS) for evaluating transportation impacts of a proposed project under CEQA. The primary goals of SB 743 are:

- *Combat climate change by reducing greenhouse gas emissions and particulates from mobile (automobile) sources.*
- *Encourage and help streamline infill development and a diversity of uses instead of typical suburban sprawl development patterns.*
- *Promote multi-modal transportation networks.*
- *Eliminate the use of LOS impacts under CEQA as barriers used to stop or delay development of infill residential, commercial, and office projects in congested, though economically vibrant, infill areas.*

OPR has decided on vehicle miles traveled (VMT) as the preferred metric to evaluate transportation impacts under CEQA, which will be mandatory and replace LOS starting July 1, 2020. Transportation and land use planning research shows that VMT used as a performance metric is a much better measure of the true environmental impacts, including secondary impacts such as GHG and AQ impacts, on the transportation system as a whole, and on a city's increasing costs of maintaining infrastructure for sprawl development.

Project Screening

Many agencies use screening thresholds to quickly identify when a project should be expected to cause a less-than-significant impact without conducting a detailed study. OPR's Technical Advisory on Evaluation of Transportation Impacts suggests that VMT analysis is not needed for the following project types:

1. *Projects that generate fewer than 110 trips per day*
2. *Projects within a ½ mile of an existing major transit stop or an existing stop along a high-quality transit corridor.*
3. *Affordable housing projects in infill locations*
4. *Locally serving retail*
5. *Transit projects, bike projects, pedestrian enhancements, livability enhancements, and street safety improvement projects.*
6. *Map-based screening – Residential and office projects can be considered to result in less-than-significant impacts on VMT if they are located within low VMT areas on a map or maps generated for cities or regions using VMT data modeling.*

In these cases, project-generated VMT is presumed to be a less-than-significant impact under CEQA and no further detailed VMT analysis is needed. Projects that do not meet the above screening criteria are required to provide analysis of VMT, by using several acceptable VMT quantification models presented in a focused traffic study prepared by a traffic engineer or through using the California Emissions Estimator Model (CalEEMod) to estimate VMT for a project based on the number of vehicle trips generated by the type of land use and multiplying them by the average miles per trip.

Assessing Significance of Project VMT Based on VMT Thresholds

OPR recommends a threshold of significance of 15% below existing regional VMT per capita (for residential projects) or VMT per employee (for office projects). Thresholds developed by lead agencies for these projects and other types of projects should demonstrate at least 15% below average regional VMT per capita or employee from existing conditions when evaluating a project under CEQA. If a lead agency decides to use a different threshold than the 15% recommended by OPR it should do so by providing substantial evidence to support the use of a different threshold.

VMT Mitigation

When a lead agency identifies a significant impact, it must identify feasible mitigation measures that could avoid or substantially reduce that impact. Additionally, CEQA requires that an environmental impact report (EIR) identify feasible alternatives that could avoid or substantially reduce a project's significant environmental impacts. When a project results in increases in VMT above the thresholds adopted by a lead agency, it must identify feasible mitigation or alternatives that could avoid or substantially reduce a project's significant environmental impacts. VMT mitigation techniques fall into the following four main categories:

1. *Location Design and Urban Form*
2. *Public Works/Transportation Infrastructure Improvements*
3. *Transit Upgrades*
4. *Transportation Demand Management*

The selection of particular mitigation measures and alternatives are left to the discretion of the lead agency, and mitigation measures may vary, depending on the proposed project and significant impacts, if any. Although it is well understood what factors and measures can reduce VMT, data is not readily available to quantify these reductions. Quantifying VMT reduction strategies will be a key area of study moving forward, so that they can be used as defensible mitigation measures.

Recommended Screening Criteria & Thresholds for the City of Tulare

After reviewing OPR Guidance and examples from jurisdictions throughout the state, including new draft proposals, it is the City criteria to use map-based screening for residential and office/industrial projects, with travel forecasting data from Tulare County Association of Governments (TCAG), and apply the recommendations for VMT thresholds as shown in Table 6 below. The basis for this recommendation is based on the likely scenario that the City's VMT average is almost always lower than the countywide average, given the higher percentage of commercial, industrial, and residential land uses compared to the whole of the county, including most of the unincorporated areas. Using the countywide average as the region of comparison also captures many of the trips in between our city and others, as well as unincorporated areas. This screening criteria and the proposed thresholds are supported by TCAG's travel data modeling for the region, and correctly achieves the spirit of SB 743 in encouraging regional growth in areas with low VMT or that demonstrate at least a 15% reduction in VMT from the regional average.

Project Type	Recommended Thresholds
Projects that generate < 110 trips per day	Screened Out of Detailed VMT Analysis
Projects within a ½ mile of an existing major transit stop or an existing stop along a high-quality transit corridor	Screened Out of Detailed VMT Analysis
Affordable Housing Projects in Infill Locations	Screened Out of Detailed VMT Analysis
Transit projects, bike projects, pedestrian enhancements, livability enhancements, and street safety improvement projects.	Screened Out of Detailed VMT Analysis
Schools, Parks, and Other Public Facility or Public Safety Facility	Screened Out, unless it results in net increase in VMT
Locally Serving Retail	Screened Out, unless it results in net increase in VMT
Regional Commercial or Retail Attracting Trips from Throughout the Region	Any net increase in total VMT
General Residential	15% below existing regional average trip length per TAZ
Office/Industrial Projects	15% below existing regional average trip length per TAZ
Mixed-Use Projects	Apply Corresponding Threshold to Each Type of Use, Unless One Use Dominates, Then Consider the Dominant Use Threshold
Redevelopment Projects	Any net increase in total VMT Over Existing

Figure 8 shows the existing average trip distance by traffic analysis zones (TAZs) in TCAG’s regional model. The County average trip distance per capita in miles traveled is 11.7 miles. Areas shown in green on the map are areas with average trip distance is below 9.94 miles, representing the 15% reduction from the regional average of 11.7 miles. TAZs shown in yellow/maize represent areas in the City below the regional average, but not meeting the 15% reduction target from the regional average. TAZs shown in red represent areas in the City where the average trip distance is higher than the regional average. The map can be used as a screening threshold for residential and office/industrial to show areas that are already achieving the thresholds indicated in **Table 4**. Generally, if a project is located in the areas shown in green, it is likely meeting the thresholds in Table 1, unless there are specific project characteristics that would result in an overall increase in VMT, rather than redistribution of vehicle trips. Ultimately, the thresholds in Table 4 should be used to guide the type of analysis required, depending on the project type.

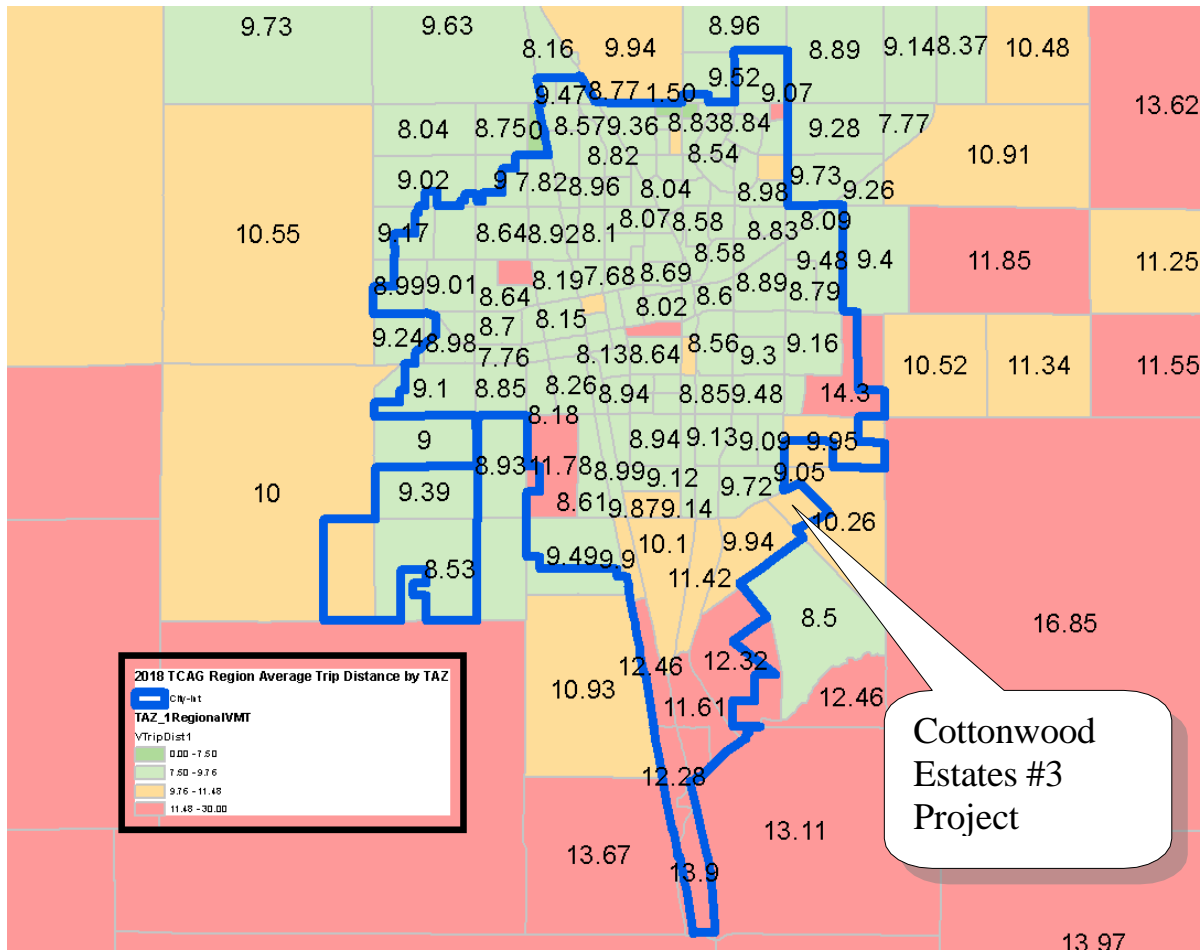


FIGURE 8: Average Trip Distance by TAZ

Traffic Model

For the purposes of evaluating the Cottonwood Estates #3 Project’s Vehicle Miles Traveled impacts, the Tulare County Association of Governments (TCAG) Regional Traffic Model was used to establish baseline criteria and Project estimates. The Regional Traffic Model was selected after consultation with the City of Tulare and TCAG. This tool provides the best and most reasonable evaluations in Tulare County as it can provide baseline regional vehicle miles traveled data and predict changes in regional vehicle miles traveled as a result of a proposed land use. This model is also used for long range multi-modal transportation planning, community circulation element preparation and air quality analysis. This allows the Cottonwood Estates #3 Project to be evaluated in the context of both Tulare and regional long-range plans and programs.

Screening Criteria

Using the 2018 Tulare Average Trip Distance by TAZ map provided by TCAG, the Traffic Analysis Zone where the Cottonwood Estates #3 Project is located shows an average trip distance per capita 9.94, which equals but is not lower than the Screening Criteria of 9.94. Therefore, the Cottonwood Estates #3 Project cannot be screened using this initial City Criteria.

Cottonwood Estates #3 Project Assessment

The following table summarizes the results of the traffic model run for the Cottonwood Estates #3 residential project. For assessment purposes **Table 5** shows the latest estimate from TCAG of the regional

residential vehicle miles travelled per capita is 14.5 miles. This regional factor establishes a vehicle miles travelled reduction target of 12.32 (85% of total). Using this figure to establish a baseline measurement, residential trips from the Cottonwood Estates #3 Project were assessed. The Cottonwood Estates #3 Project is located in Traffic Analysis Zone 1157. Using the Regional Traffic Model, TCAG estimates that the vehicle miles travelled per capita generated by the Cottonwood Estates #3 Project is only 12.61. This is slightly above the adopted Threshold of Significance of 12.32 region’s per capita rate.

Land Use	Regional Residential VMT per Capita	85% Threshold VMT Target	Cottonwood Estates #3 Project VMT per Capita	Over Threshold or Net Increase (yes/no)	Significant (yes/no)
Residential (per capita)	14.50	12.32	12.61	Yes	Yes

The Vehicle Miles Travelled evaluation for the Cottonwood Estates #3 Project shows that using the State mandated criteria, the Project **WILL** have a significant effect on the environment. This finding is made because the Project will result in per capita vehicle miles travelled above the State Threshold of 85 percent of the current Regional Residential per Capita vehicle miles travelled.

Vehicle Miles Travelled Mitigation and Alternatives

The screening evaluation above shows that the Cottonwood Estates residential uses will general vehicle miles traveled above the statutory thresholds of significance. TCAG estimates the population of Cottonwood Estates #3 as 238 persons at build-out and projects that the total VMT for the Project would be 3,002 miles. To achieve the Threshold Target the Cottonwood Estates #3 Project would need to reduce the VMT to less than 2,932 miles (238 persons x 12.32 per capita VMT). Therefore, the Project needs to reduce the vehicle miles travelled by 70 miles (3,002 Project VMT – 2,932 Target VMT = 70). Mitigations are proposed to reduce the Project’s overall vehicle miles traveled. Using the Cottonwood Estates Project’s Average Trip Length of 12.61 (per TCAG), the Project needs to reduce 6 vehicle trips to achieve the VMT reduction target. This represents an overall 0.01% reduction in Project trips.

As part of the development of the state guidelines for implementation of the new CEQA legislation, the State of California prepared a list of potential mitigation measures to apply to proposed projects that did not meet the requirement of the rule. Several of these examples of potential mitigation measures and alternatives to reduce VMT are described below. However, the selection of particular mitigation measures and alternatives are left to the discretion of the lead agency, and mitigation measures may vary, depending on the proposed project and significant impacts, if any. Further, the State Office of Planning and Research expects that agencies will continue to innovate and find new ways to reduce vehicular travel. Potential measures to reduce vehicle miles traveled include, but are not limited to:

- Increase housing closer to the Tulare/Visalia employment centers.
By increasing housing supply closer to regional employment, overall commute distances will be reduced. Employees will live closer to jobs than Lindsay, Porterville, etc.
- Increase access to common goods and services, such as groceries, schools, and daycare.

While not a part of the Cottonwood Estates #3 Project, a new elementary school is planned for the property due east of the Project site. This land uses will assist in the balancing of trip lengths and assist in the reduction of the Project's vehicle miles travelled.

- Locate the project near transit.

The Cottonwood Estates #3 Project is located near Route 2 providing transit service to the Project. This access will promote use of transit as an alternative to the automobile and would result in a reduction of vehicle miles traveled. Applying recent Census Data showing transit usage is approximately 1% of the total travel to the Project's daily trip profile, results in approximately 9 trips being made on transit. This represents approximately 158% of the trips needed to reduce the Project's vehicle miles traveled to a level less than the target threshold. This level of transit usage would reduce the Project's VMT levels by 111 vehicle miles traveled (9 trips x 12.32 per trip = 111 miles per day).

To support this effort, the Project will construct a bus stop at a location to be determined by the City of Tulare and the Transit Agency.

- Improve pedestrian or bicycle networks

The Cottonwood Estates #3 Project will extend the pedestrian facilities along Turner Drive and along Tahoe Street. These pedestrian facilities will provide access to the future School site located adjacent to Cottonwood Estates. The direct connection to the school site will greatly encourage school children to walk or ride their bikes. This will result in the reduction of vehicle trips by eliminating many of the daily household trips. Thus, yielding the desired shifting of person trips to alternative transportation modes.

Project Student Generation

- Assume 86 residential units generate 1 student per house: 86 students
- Equal distribution across 13 grades (K-12): $86 / 13 = 6.6$ -- use 7 students per grade
- Future Elementary School Students attending:
 $7 \text{ grades (K-6)} \times 7 \text{ students per grade} = 56 \text{ students}$
- Assume 25% of the students will walk or ride their bike to school: 14 students

This level of student walking or bicycling to the elementary school would result in the reduction of a total of 28 vehicle trips per week day. This student walking and bicycling activity will replace parent drop-off and pick-up vehicle trips. The resulting trip reduction will reduce the Project's VMT levels by 7 vehicle miles traveled ($28 \times 0.25 \text{ miles per trip} = 7 \text{ miles per day}$).

- Home Based Electric Vehicle Charging Stations

The Cottonwood Estates #3 Project will provide power outlets within the residences for installation of the homeowner's electric vehicle charging station.

It is the developer's vision that the implementation and integration of these mitigation measures will fully meet the intent of the State's legislation for reducing vehicle miles traveled and will quantitatively reduce the Project's overall vehicle miles traveled to reach the desired threshold as defined in that legislation.

Appendix A
Existing Conditions
Level of Service Calculations

Traffic Evaluation and Vehicle Miles Traveled Assessment
for the Cottonwood Estates #3 Project
Tulare, California

Two-Way Stop Control

Page 1 of 1

TWO-WAY STOP CONTROL SUMMARY								
General Information				Site Information				
Analyst	CC			Intersection	Foster at Turner			
Agency/Co.	City of Tulare			Jurisdiction				
Date Performed	2/24/2024			Analysis Year	Existing			
Analysis Time Period	AM Peak Hour							
Project Description: Existing Conditions								
East/West Street: Paige/Foster/Mooney				North/South Street: Turner				
Intersection Orientation: East-West				Study Period (hrs): 0.25				
Vehicle Volumes and Adjustments								
Major Street	Eastbound			Westbound				
Movement	1	2	3	4	5	6		
	L	T	R	L	T	R		
Volume (veh/h)		204	100	94	243			
Peak-Hour Factor, PHF	1.00	1.00	1.00	1.00	1.00	1.00		
Hourly Flow Rate, HFR (veh/h)	0	204	100	94	243	0		
Percent Heavy Vehicles	0	--	--	0	--	--		
Median Type	Undivided							
RT Channelized			0				0	
Lanes	0	1	1	0	1	0		
Configuration		T	R	LT				
Upstream Signal		0			0			
Minor Street	Northbound			Southbound				
Movement	7	8	9	10	11	12		
	L	T	R	L	T	R		
Volume (veh/h)	150		140					
Peak-Hour Factor, PHF	1.00	1.00	1.00	1.00	1.00	1.00		
Hourly Flow Rate, HFR (veh/h)	150	0	140	0	0	0		
Percent Heavy Vehicles	0	0	0	0	0	0		
Percent Grade (%)		0			0			
Flared Approach		N			N			
Storage		0			0			
RT Channelized			0				0	
Lanes	1	0	1	0	0	0		
Configuration	L		R					
Delay, Queue Length, and Level of Service								
Approach	Eastbound	Westbound	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration		LT	L		R			
v (veh/h)		94	150		140			
C (m) (veh/h)		1268	413		842			
v/c		0.07	0.36		0.17			
95% queue length		0.24	1.63		0.59			
Control Delay (s/veh)		8.1	18.6		10.1			
LOS		A	C		B			
Approach Delay (s/veh)	--	--	14.5					
Approach LOS	--	--	B					

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Traffic Evaluation and Vehicle Miles Traveled Assessment
for the Cottonwood Estates #3 Project
Tulare, California

Two-Way Stop Control

Page 1 of 1

TWO-WAY STOP CONTROL SUMMARY							
General Information				Site Information			
Analyst	CC			Intersection	Foster at Turner		
Agency/Co.	City of Tulare			Jurisdiction			
Date Performed	2/24/2024			Analysis Year	Existing		
Analysis Time Period	PM Peak Hour						
Project Description: Existing Conditions							
East/West Street: Paige/Turner/Mooney				North/South Street: Turner			
Intersection Orientation: East-West				Study Period (hrs): 0.25			
Vehicle Volumes and Adjustments							
Major Street	Eastbound			Westbound			
Movement	1	2	3	4	5	6	
	L	T	R	L	T	R	
Volume (veh/h)		294	140	158	180		
Peak-Hour Factor, PHF	1.00	1.00	1.00	1.00	1.00	1.00	
Hourly Flow Rate, HFR (veh/h)	0	294	140	158	180	0	
Percent Heavy Vehicles	0	--	--	0	--	--	
Median Type	Undivided						
RT Channelized			0				0
Lanes	0	1	1	0	1	0	
Configuration		T	R	LT			
Upstream Signal		0			0		
Minor Street	Northbound			Southbound			
Movement	7	8	9	10	11	12	
	L	T	R	L	T	R	
Volume (veh/h)	123		101				
Peak-Hour Factor, PHF	1.00	1.00	1.00	1.00	1.00	1.00	
Hourly Flow Rate, HFR (veh/h)	123	0	101	0	0	0	
Percent Heavy Vehicles	0	0	0	0	0	0	
Percent Grade (%)		0			0		
Flared Approach		N			N		
Storage		0			0		
RT Channelized			0				0
Lanes	1	0	1	0	0	0	
Configuration	L		R				
Delay, Queue Length, and Level of Service							
Approach	Eastbound	Westbound	Northbound			Southbound	
Movement	1	4	7	8	9	10	11
Lane Configuration		LT	L		R		
v (veh/h)		158	123		101		
C (m) (veh/h)		1136	312		750		
v/c		0.14	0.39		0.13		
95% queue length		0.48	1.81		0.46		
Control Delay (s/veh)		8.7	23.9		10.5		
LOS		A	C		B		
Approach Delay (s/veh)	--	--	17.9				
Approach LOS	--	--	C				

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Traffic Evaluation and Vehicle Miles Traveled Assessment
for the Cottonwood Estates #3 Project
Tulare, California

Two-Way Stop Control

Page 1 of 1

TWO-WAY STOP CONTROL SUMMARY								
General Information			Site Information					
Analyst	CC		Intersection	Turner at Tahoe				
Agency/Co.	City of Tulare		Jurisdiction					
Date Performed	2/19/2024		Analysis Year	Existing				
Analysis Time Period	AM Peak Hour							
Project Description								
East/West Street: <i>Tahoe</i>			North/South Street: <i>Turner</i>					
Intersection Orientation: <i>East-West</i>			Study Period (hrs): <i>0.25</i>					
Vehicle Volumes and Adjustments								
Major Street	Eastbound			Westbound				
Movement	1	2	3	4	5	6		
	L	T	R	L	T	R		
Volume (veh/h)	55	2	5	4	1	74		
Peak-Hour Factor, PHF	1.00	1.00	1.00	1.00	1.00	1.00		
Hourly Flow Rate, HFR (veh/h)	55	2	5	4	1	74		
Percent Heavy Vehicles	0	--	--	0	--	--		
Median Type	Undivided							
RT Channelized			0			0		
Lanes	0	1	0	0	1	0		
Configuration	LTR			LTR				
Upstream Signal		0			0			
Minor Street	Northbound			Southbound				
Movement	7	8	9	10	11	12		
	L	T	R	L	T	R		
Volume (veh/h)	0	163	0	25	147	0		
Peak-Hour Factor, PHF	1.00	1.00	1.00	1.00	1.00	1.00		
Hourly Flow Rate, HFR (veh/h)	0	163	0	25	147	0		
Percent Heavy Vehicles	0	0	0	0	0	0		
Percent Grade (%)	0			0				
Flared Approach		N			N			
Storage		0			0			
RT Channelized			0			0		
Lanes	0	1	0	0	1	0		
Configuration		LTR			LTR			
Delay, Queue Length, and Level of Service								
Approach	Eastbound	Westbound	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	LTR		LTR			LTR		
v (veh/h)	55	4	163			172		
C (m) (veh/h)	1537	1627	675			681		
v/c	0.04	0.00	0.24			0.25		
95% queue length	0.11	0.01	0.94			1.00		
Control Delay (s/veh)	7.4	7.2	12.0			12.1		
LOS	A	A	B			B		
Approach Delay (s/veh)	--	--	12.0			12.1		
Approach LOS	--	--	B			B		

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Traffic Evaluation and Vehicle Miles Traveled Assessment
for the Cottonwood Estates #3 Project
Tulare, California

Two-Way Stop Control

Page 1 of 1

TWO-WAY STOP CONTROL SUMMARY								
General Information				Site Information				
Analyst	CC			Intersection	Turner at Tahoe			
Agency/Co	City of Tulare			Jurisdiction				
Date Performed				Analysis Year	Existing			
Analysis Time Period	PM Peak Hour							
Project Description								
East/West Street: Tahoe				North/South Street: Turner				
Intersection Orientation: East-West				Study Period (hrs): 0.25				
Vehicle Volumes and Adjustments								
Major Street	Eastbound			Westbound				
Movement	1	2	3	4	5	6		
	L	T	R	L	T	R		
Volume (veh/h)	22	1	2	2	3	42		
Peak-Hour Factor, PHF	1.00	1.00	1.00	1.00	1.00	1.00		
Hourly Flow Rate, HFR (veh/h)	22	1	2	2	3	42		
Percent Heavy Vehicles	0	--	--	0	--	--		
Median Type	Undivided							
RT Channelized			0			0		
Lanes	0	1	0	0	1	0		
Configuration	LTR			LTR				
Upstream Signal	0			0				
Minor Street	Northbound			Southbound				
Movement	7	8	9	10	11	12		
	L	T	R	L	T	R		
Volume (veh/h)	4	164	5	77	196	33		
Peak-Hour Factor, PHF	1.00	1.00	1.00	1.00	1.00	1.00		
Hourly Flow Rate, HFR (veh/h)	4	164	5	77	196	33		
Percent Heavy Vehicles	0	0	0	0	0	0		
Percent Grade (%)	0			0				
Flared Approach	N			N				
Storage	0			0				
RT Channelized			0			0		
Lanes	0	1	0	0	1	0		
Configuration	LTR			LTR				
Delay, Queue Length, and Level of Service								
Approach	Eastbound	Westbound	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	LTR	LTR	LTR			LTR		
v (veh/h)	22	2	173			306		
C (m) (veh/h)	1576	1632	788			787		
v/c	0.01	0.00	0.22			0.39		
95% queue length	0.04	0.00	0.83			1.85		
Control Delay (s/veh)	7.3	7.2	10.8			12.5		
LOS	A	A	B			B		
Approach Delay (s/veh)	--	--	10.8			12.5		
Approach LOS	--	--	B			B		

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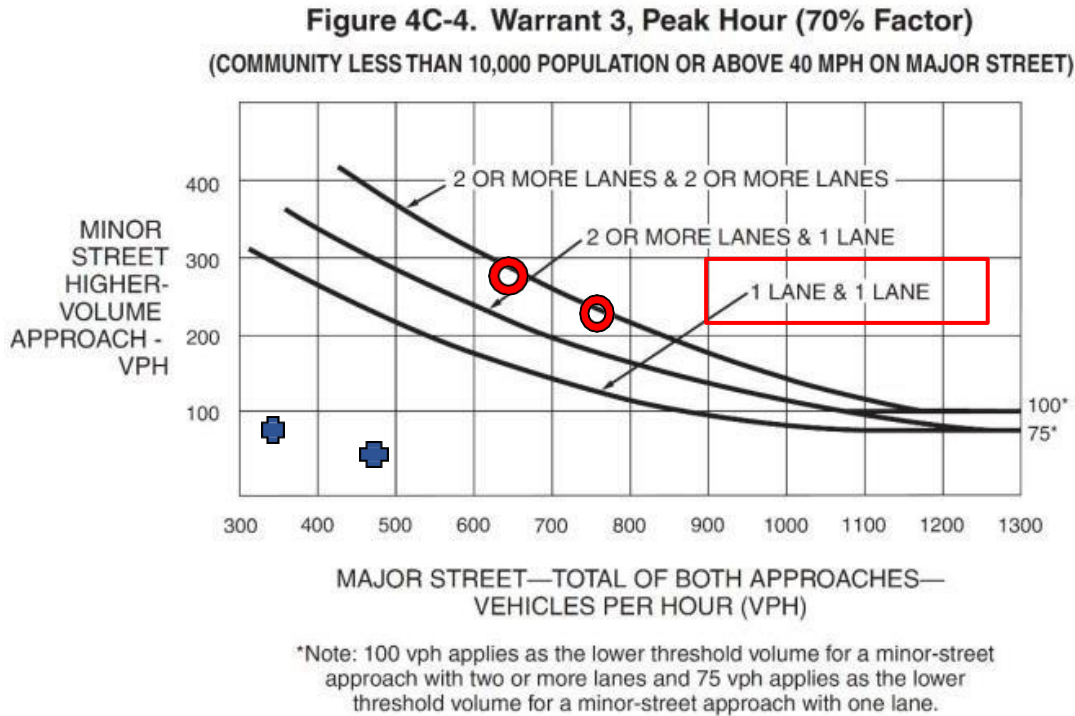
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Appendix B
Existing Conditions
Peak Hour Traffic Signal Warrants

Existing Conditions
Peak Hour Traffic Signal Warrants



○ Foster at Turner Intersection

In the PM peak hour, the sum of both major approaches is 772 and largest minor approach is 224. For the AM peak hour, the sum of both major approaches is 641 and largest minor approach is 290. Both the AM and PM peak hour volumes would satisfy Part B of Warrant 3 – Peak Hour Warrant. It should be noted that Figure 4C-4 was selected to reflect the 45mph speed limit for the Foster Drive traffic approaching the intersection.

✚ Turner at Tahoe Intersection

In the PM peak hour, the sum of both major approaches is 479 and largest minor approach is 47. For the AM peak hour, the sum of both major approaches is 357 and largest minor approach is 79. Both the AM and PM peak hour volumes DO NOT satisfy Part B of Warrant 3 – Peak Hour Warrant. It should be noted that Figure 4C-4 was selected to reflect the posted 55mph speed limit for the Turner Drive.

Appendix C

*Existing Plus Cottonwood Estates #3 Project Conditions
Level of Service Calculations*

Traffic Evaluation and Vehicle Miles Traveled Assessment
for the Cottonwood Estates #3 Project
Tulare, California

Two-Way Stop Control

Page 1 of 1

TWO-WAY STOP CONTROL SUMMARY								
General Information				Site Information				
Analyst	CC			Intersection	Foster at Turner			
Agency/Co.	City of Tulare			Jurisdiction				
Date Performed	2/19/2024			Analysis Year	Existing + Project			
Analysis Time Period	AM Peak Hour							
Project Description Existing Conditions								
East/West Street: Paige/Foster/Mooney				North/South Street: Turner				
Intersection Orientation: East-West				Study Period (hrs): 0.25				
Vehicle Volumes and Adjustments								
Major Street	Eastbound			Westbound				
Movement	1	2	3	4	5	6		
	L	T	R	L	T	R		
Volume (veh/h)		204	109	102	243			
Peak-Hour Factor, PHF	1.00	1.00	1.00	1.00	1.00		1.00	
Hourly Flow Rate, HFR (veh/h)	0	204	109	102	243		0	
Percent Heavy Vehicles	0	--	--	0	--		--	
Median Type	Undivided							
RT Channelized			0			0		
Lanes	0	1	1	0	1		0	
Configuration		T	R	LT				
Upstream Signal		0			0			
Minor Street	Northbound			Southbound				
Movement	7	8	9	10	11	12		
	L	T	R	L	T	R		
Volume (veh/h)	177		165					
Peak-Hour Factor, PHF	1.00	1.00	1.00	1.00	1.00		1.00	
Hourly Flow Rate, HFR (veh/h)	177	0	165	0	0		0	
Percent Heavy Vehicles	0	0	0	0	0		0	
Percent Grade (%)	0							
Flared Approach		N			N			
Storage		0			0			
RT Channelized			0			0		
Lanes	1	0	1	0	0		0	
Configuration	L		R					
Delay, Queue Length, and Level of Service								
Approach	Eastbound	Westbound	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration		LT	L		R			
v (veh/h)		102	177		165			
C (m) (veh/h)		1259	401		842			
v/c		0.08	0.44		0.20			
95% queue length		0.26	2.20		0.72			
Control Delay (s/veh)		8.1	20.9		10.3			
LOS		A	C		B			
Approach Delay (s/veh)	--	--	15.8					
Approach LOS	--	--	C					

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Traffic Evaluation and Vehicle Miles Traveled Assessment
for the Cottonwood Estates #3 Project
Tulare, California

Two-Way Stop Control

Page 1 of 1

TWO-WAY STOP CONTROL SUMMARY								
General Information				Site Information				
Analyst	CC			Intersection	Foster at Turner			
Agency/Co.	City of Tulare			Jurisdiction				
Date Performed	2/19/2024			Analysis Year	Existing + Project			
Analysis Time Period	PM Peak Hour							
Project Description: Existing + Project Conditions								
East/West Street: Paige/Turner/Mooney				North/South Street: Turner				
Intersection Orientation: East-West				Study Period (hrs): 0.25				
Vehicle Volumes and Adjustments								
Major Street	Eastbound			Westbound				
Movement	1	2	3	4	5	6		
	L	T	R	L	T	R		
Volume (veh/h)		294	167	189	180			
Peak-Hour Factor, PHF	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
Hourly Flow Rate, HFR (veh/h)	0	294	167	189	180	0		
Percent Heavy Vehicles	0	--	--	0	--	--		
Median Type	Undivided							
RT Channelized			0			0		
Lanes	0	1	1	0	1	0		
Configuration		T	R	LT				
Upstream Signal		0			0			
Minor Street	Northbound			Southbound				
Movement	7	8	9	10	11	12		
	L	T	R	L	T	R		
Volume (veh/h)	142		116					
Peak-Hour Factor, PHF	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
Hourly Flow Rate, HFR (veh/h)	142	0	116	0	0	0		
Percent Heavy Vehicles	0	0	0	0	0	0		
Percent Grade (%)	0			0				
Flared Approach		N			N			
Storage		0			0			
RT Channelized			0			0		
Lanes	1	0	1	0	0	0		
Configuration	L		R					
Delay, Queue Length, and Level of Service								
Approach	Eastbound	Westbound	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration		LT	L		R			
v (veh/h)		189	142		116			
C (m) (veh/h)		1111	276		750			
v/c		0.17	0.51		0.15			
95% queue length		0.61	2.73		0.55			
Control Delay (s/veh)		8.9	31.1		10.7			
LOS		A	D		B			
Approach Delay (s/veh)	--	--	21.9					
Approach LOS	--	--	C					

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Traffic Evaluation and Vehicle Miles Traveled Assessment
for the Cottonwood Estates #3 Project
Tulare, California

Two-Way Stop Control

Page 1 of 1

TWO-WAY STOP CONTROL SUMMARY								
General Information				Site Information				
Analyst	CC			Intersection	Turner at Tahoe			
Agency/Co.	City of Tulare			Jurisdiction				
Date Performed	2/19/2024			Analysis Year	Existing + Project			
Analysis Time Period	AM Peak Hour							
Project Description Existing + Project Conditions								
East/West Street: Tahoe				North/South Street: Turner				
Intersection Orientation: East-West				Study Period (hrs): 0.25				
Vehicle Volumes and Adjustments								
Major Street	Eastbound			Westbound				
Movement	1	2	3	4	5	6		
	L	T	R	L	T	R		
Volume (veh/h)	55	2	5	4	1	126		
Peak-Hour Factor, PHF	1.00	1.00	1.00	1.00	1.00	1.00		
Hourly Flow Rate, HFR (veh/h)	55	2	5	4	1	126		
Percent Heavy Vehicles	0	--	--	0	--	--		
Median Type	Undivided							
RT Channelized			0			0		
Lanes	0	1	0	0	1	0		
Configuration	LTR			LTR				
Upstream Signal	0			0				
Minor Street	Northbound			Southbound				
Movement	7	8	9	10	11	12		
	L	T	R	L	T	R		
Volume (veh/h)	0	163	0	42	147	22		
Peak-Hour Factor, PHF	1.00	1.00	1.00	1.00	1.00	1.00		
Hourly Flow Rate, HFR (veh/h)	0	163	0	42	147	22		
Percent Heavy Vehicles	0	0	0	0	0	0		
Percent Grade (%)	0			0				
Flared Approach	N			N				
Storage	0			0				
RT Channelized	0			0				
Lanes	0	1	0	0	1	0		
Configuration	LTR			LTR				
Delay, Queue Length, and Level of Service								
Approach	Eastbound	Westbound	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	LTR	LTR	LTR			LTR		
v (veh/h)	55	4	163			211		
C (m) (veh/h)	1472	1627	631			666		
v/c	0.04	0.00	0.26			0.32		
95% queue length	0.12	0.01	1.03			1.35		
Control Delay (s/veh)	7.5	7.2	12.7			12.9		
LOS	A	A	B			B		
Approach Delay (s/veh)	--	--	12.7			12.9		
Approach LOS	--	--	B			B		

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Traffic Evaluation and Vehicle Miles Traveled Assessment
for the Cottonwood Estates #3 Project
Tulare, California

Two-Way Stop Control

Page 1 of 1

TWO-WAY STOP CONTROL SUMMARY								
General Information				Site Information				
Analyst	CC			Intersection	Turner at Tahoe			
Agency/Co.	City of Tulare			Jurisdiction				
Date Performed	2/19/2024			Analysis Year	Existing + Project			
Analysis Time Period	PM Peak Hour							
Project Description: Existing Conditions								
East/West Street: Tahoe				North/South Street: Turner				
Intersection Orientation: East-West				Study Period (hrs): 0.25				
Vehicle Volumes and Adjustments								
Major Street	Eastbound			Westbound				
Movement	1	2	3	4	5	6		
	L	T	R	L	T	R		
Volume (veh/h)	22	1	2	2	3	135		
Peak-Hour Factor, PHF	1.00	1.00	1.00	1.00	1.00	1.00		
Hourly Flow Rate, HFR (veh/h)	22	1	2	2	3	135		
Percent Heavy Vehicles	0	--	--	0	--	--		
Median Type	Undivided							
RT Channelized			0			0		
Lanes	0	1	0	0	1	0		
Configuration	LTR			LTR				
Upstream Signal	0			0				
Minor Street	Northbound			Southbound				
Movement	7	8	9	10	11	12		
	L	T	R	L	T	R		
Volume (veh/h)	4	164	5	77	196	33		
Peak-Hour Factor, PHF	1.00	1.00	1.00	1.00	1.00	1.00		
Hourly Flow Rate, HFR (veh/h)	4	164	5	77	196	33		
Percent Heavy Vehicles	0	0	0	0	0	0		
Percent Grade (%)	0			0				
Flared Approach		N			N			
Storage		0			0			
RT Channelized			0			0		
Lanes	0	1	0	0	1	0		
Configuration	LTR			LTR				
Delay, Queue Length, and Level of Service								
Approach	Eastbound	Westbound	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	LTR	LTR	LTR			LTR		
v (veh/h)	22	2	173			306		
C (m) (veh/h)	1458	1632	701			733		
v/c	0.02	0.00	0.25			0.42		
95% queue length	0.05	0.00	0.97			2.07		
Control Delay (s/veh)	7.5	7.2	11.8			13.4		
LOS	A	A	B			B		
Approach Delay (s/veh)	--	--	11.8			13.4		
Approach LOS	--	--	B			B		

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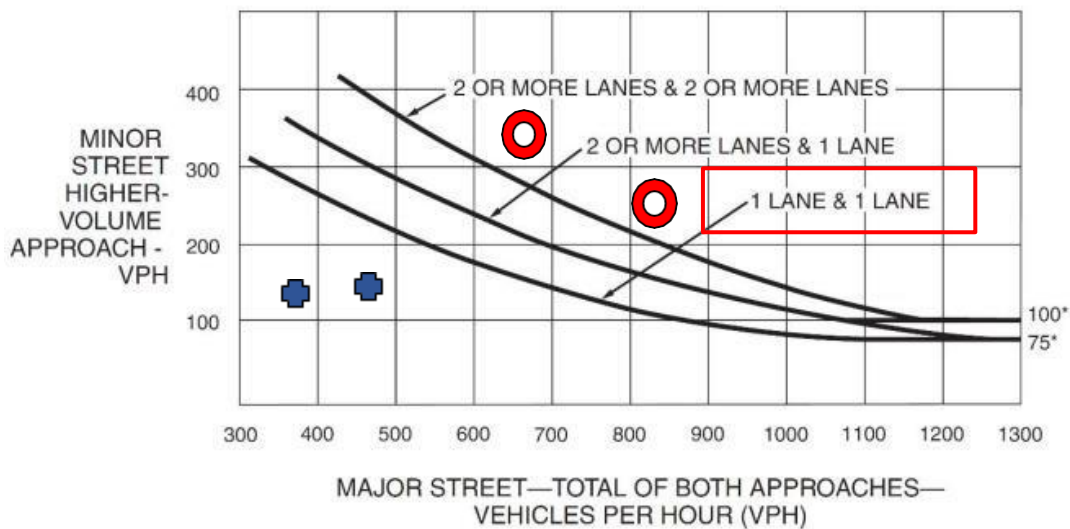
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Appendix D
*Existing Plus Cottonwood Estates #3 Project
Conditions Peak Hour Traffic Signal Warrants*

Existing Plus Cottonwood Estates #3 Estates
Conditions Peak Hour Traffic Signal
Warrant

Figure 4C-4. Warrant 3, Peak Hour (70% Factor)
 (COMMUNITY LESS THAN 10,000 POPULATION OR ABOVE 40 MPH ON MAJOR STREET)



*Note: 100 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 75 vph applies as the lower threshold volume for a minor-street approach with one lane.

○ Foster at Turner Intersection

In the PM peak hour, the sum of both major approaches is 830 and largest minor approach is 258. For the AM peak hour, the sum of both major approaches is 682 and largest minor approach is 342. With the additional traffic from the Cottonwood Estates #3 Project both the AM and PM peak hour volumes would continue to satisfy Part B of Warrant 3 – Peak Hour Warrant. It should be noted that Figure 4C-4 was selected to reflect the 45mph speed limit for the Foster Drive traffic approaching the intersection.

+ Turner at Tahoe Intersection

With the projected traffic from the Cottonwood Estates #3 Project added to the existing traffic volumes the PM peak hour the sum of both major approaches is 479 and largest minor approach is 140. For the AM peak hour, the sum of both major approaches is 374 and largest minor approach is 131. Both the AM and PM peak hour volumes would continue to **NOT** satisfy Part B of Warrant 3 – Peak Hour Warrant. It should be noted that Figure 4C-4 was selected to reflect the posted 55mph speed limit for the Turner Drive.

Appendix E
*TCAG Regional Traffic Model –
Vehicle Miles Traveled Data*

Mission Creek and Cottonwood

Kasia A Poleszczuk <KPolleszczuk@tularecag.ca.gov>
To: Charley Clouse <clousecharley@gmail.com>
Cc: Roberto Brady <rbrady@tularecag.ca.gov>

Wed, Mar 27, 2024 at 6:30 PM

Hi,

I recalculated the VMT for both projects for the 2023 network year and the VMT results for the Mission Creek changed.

I apologize, I'm not sure what happened there but I believe that what I sent you originally were results from the wrong output column.

I also attached files so you can look at what outputs the VMT script has generated. The VMT_TAZ is the Region no project network.

I hope this helps ...

Mission Creek

TAZ	Tot Pop	HB_VMT_Prod	VMT/Capita
1157	697.27	9017.4	12.93

Cottonwood

TAZ	Tot Pop	HB_VMT_Prod	VMT/Capita
1157	237.96	3001.81	12.61

TCAG Region

No project _ 2023 - the same calculation method for the TCAG Region = 14.50494

Kasia

Appendix E

Phase 1 Environmental Site Assessment

Prepared For

**NFDI LLC
1878 NORTH MOONEY BOULEVARD, SUITE J
TULARE, CALIFORNIA 93274**

**PHASE I ENVIRONMENTAL
SITE ASSESSMENT REPORT**

**COTTONWOOD PHASE 3 SUBDIVISION
APN 184-100-008
SOUTHEAST CORNER OF FOSTER DRIVE
& MOONEY BOULEVARD
TULARE, CALIFORNIA**

**Date Issued: November 3, 2023
Project Number 23-156**

Prepared By

**PAUL HUMPHREY, EP
7402 EAST CLINTON AVENUE
FRESNO, CALIFORNIA 93737
TEL (559) 592-3555**

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APPENDIX

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EXECUTIVE SUMMARY

Paul Humphrey, EP has performed a Phase I Environmental Site Assessment (ESA) in general accordance with the scope of work and limitations set forth by NFDI LLC for the property identified as Tulare County Recorder's Office as assessor's parcel number (APN) 184-100-008, Tulare, California (the "Subject Property").

The Phase I Environmental Site Assessment is designed to provide NFDI LLC with an assessment concerning environmental conditions (limited to those issues identified in the report) as they exist at the Subject Property. This assessment was conducted utilizing generally accepted ESA industry standards in accordance with ASTM E1527-21, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process and the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (40 CFR Part 312).

The Subject Property includes a single parcel of land approximately 15.31± acres in size located at the southeast corner of the proposed extensions of South Mooney Boulevard and Foster Drive in Tulare, California. The Subject Property is identified as APN 184-100-008 and has no assigned address. The Subject Property consists of fallow agricultural land and includes a stormwater basin on the southeast portion of the site and a large mounded pile of soil northwest of the stormwater basin. Sections of unused stormwater piping were observed at the south and east sides of the large mounded pile of soil. The mounded pile of soil reportedly originated from construction of the on-site basin in approximately 2018.

Based on available historical documentation, the Subject Property has consisted of agricultural land since at least 1937. A small portion of the east area of the Subject Property was utilized as soil storage of an east adjoining stormwater basin beginning in approximately 2009. This former east adjoining stormwater basin was filled in and relocated to the southeast portion of the Subject Property in approximately 2018.

The Subject Property is situated within a residential and agricultural area of Tulare, California. The Subject Property is bound to the north and northeast by agricultural land; to the east by agricultural land and a vacant area; to the south by single-family residences; and to the west by vacant land.

According to the online database known as Geotracker (<http://geotracker.waterboards.ca.gov>) maintained by the State Water Resource Control Board (SWRCB), groundwater beneath a site approximately 0.95 miles west of the Subject Property was at a depth of 110 in 2009 and direction of flow was estimated as northeast.

Paul Humphrey, EP obtained and reviewed a database report from Environmental Risk Information Services (ERIS) for the Property and the surrounding area. The Subject Property was not identified in the database. The ERIS database identified one RCRA NON GEN, one ENVIROSTOR, one LUST, one UST SWEEPS, one DELISTED TNK, one PFAS IND, and one SCH located within the prescribed search radii. Based on review of regulatory documentation, off-site location, and/or estimated direction of groundwater flow, these facilities do not represent an environmental condition or concern.

Conclusions

Paul Humphrey, EP has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-21 of the property identified as APN 184-100-008, Tulare, California, the Subject Property. Any exceptions to or deletions from this practice are described in Section 1.4 of this report.

Recognized Environmental Conditions (RECs) are defined by the ASTM Standard Practice E1527-21 as: (1) the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment. Paul Humphrey, EP's assessment has revealed the following RECs associated with the Subject Property or nearby properties:

- No on-site RECs were identified during the course of this assessment.

Controlled Recognized Environmental Conditions (CRECs) are defined by the ASTM Standard Practice E1527-21 as a recognized environmental condition affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to implementation of required controls (for example, activity and use limitations or other property use limitations). Paul Humphrey, EP's assessment has revealed the following CRECs associated with the Subject Property or nearby properties:

- No on-site CRECs were identified during the course of this assessment.

Historical Recognized Environmental Condition (HREC) is defined by the ASTM Standard Practice E1527-21 as a previous release of hazardous substances or petroleum products affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established by the applicable regulatory authority or authorities without subjecting the subject property to any controls (for example, activity and use limitations or other property use limitations). Paul Humphrey, EP's assessment has revealed the following HRECs associated with the Subject Property or nearby properties:

- No on-site HRECs were identified during the course of this assessment.

Business Environmental Risk (BER) is defined by the ASTM Standard Practice E1527-21 as a risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of commercial real estate, not necessarily related to those environmental issues required to be investigated in this practice. BERs do not qualify as recognized environmental conditions, as defined by the ASTM Standard Practice E1527-21. Paul Humphrey, EP's investigation has revealed the following BERs associated with the Subject Property or nearby properties:

- At the time of the site visit conducted by Paul Humphrey, EP on October 25, 2023, approximately nine small piles of soil were observed on the southwest portion of the Subject Property. According to a former owner of the Subject Property, the piles likely originated from construction of swimming pools in the south adjoining single-family residential development in the last few years. No stains, spills, evidence of a release, or hazardous substances was noted on the piles of soil.
- The Subject Property was historically used for agricultural purposes. There is a potential that agricultural related chemicals such as pesticides, herbicides, and fertilizers, may have been used onsite. Based on Paul Humphrey, EP's experience, during previous site development activities, near surface soils (where residual agricultural chemical concentrations would have most likely been present, if at all) are likely generally mixed with fill material or disturbed during grading. Also, it is common that engineered fill material is placed over underlying soils as part of site development activities. These additional variables serve to further reduce the potential for exposure to residual agricultural chemicals (if any). Based on these reasons, Paul Humphrey, EP concludes that the possible use of agricultural chemicals is not expected to represent a significant environmental concern. If redevelopment activities for residential use are planned, it

should be determined whether sampling relating to the former agricultural use is required by the local planning department or other applicable oversight agency.

Non-ASTM Considerations may include the presence of environmental conditions such as asbestos containing materials, lead-based paint, radon, mold, lead in drinking water, etc. which can affect the liabilities and financial obligations of the client, the health & safety of site occupants, and the value and marketability of the subject property. Paul Humphrey, EP's assessment has revealed the following Non-ASTM considerations associated with the Subject Property:

- No Non-ASTM considerations were identified during the course of the investigation.

Recommendations

As a result of this assessment, Paul Humphrey, EP recommends the following:

- If hazardous substances or evidence of a release are identified during removal or manipulation of the piles of soil on the southwest area of the Subject Property, further assessment may be warranted.

1.0 INTRODUCTION

Paul Humphrey, EP was retained by NFDI LLC to conduct a Phase I Environmental Site Assessment (ESA) of the property identified as APN 184-100-008, Tulare, California (Subject Property). The protocol used for this assessment is in general conformance with ASTM E1527-21, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process and the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (40 CFR Part 312).

On October 25, 2023, Paul Humphrey, EP conducted a site reconnaissance to assess the possible presence of petroleum products and hazardous substances at the Subject Property. Paul Humphrey, EP's investigation included a review of aerial photographs, a reconnaissance of adjacent properties, background research, and a review of available local, state, and federal regulatory records regarding the presence of petroleum products and/or hazardous substances at the Subject Property.

Paul Humphrey, EP contracted ERIS, to perform a computer database search for local, state, and Federal regulatory records pertaining to environmental concerns for the Subject Property and properties in the vicinity of the Subject Property (see Section 3.0).

1.1 Purpose

The purpose of this Phase I Environmental Site Assessment (ESA) was to identify Recognized Environmental Conditions (as defined by ASTM Standard E-1527-21) in connection with the Subject Property.

1.2 Detailed Scope of Services

The purpose of the Phase I Environmental Site Assessment is to assist the client in identifying potential environmental liabilities associated with the presence of any hazardous substances or petroleum products, their use, storage, and disposal at and in the vicinity of the subject property that may have occurred at the subject property. Property assessment activities focused on: 1) a review of federal, state, tribal and local databases that identify and describe underground fuel tank sites, leaking underground fuel tank sites, hazardous waste generation sites, and hazardous waste storage and disposal facility sites within the ASTM approximate minimum search distance; 2) a property and surrounding site reconnaissance, and interviews with the past and present owners and current occupants and operators to identify potential environmental contamination; and 3) a review of historical sources to help ascertain previous land use at the site and in the surrounding area.

The goal of Paul Humphrey, EP in conducting the Phase I Environmental Site Assessment was to identify (1) the presence of *hazardous substances* or *petroleum products* in, on, or at the *subject property* due to a *release* to the *environment*; (2) the likely presence of *hazardous substances* or *petroleum products* in, on, or at the *subject property* due to a *release* or likely *release* to the *environment*; or (3) the presence of *hazardous substances* or *petroleum products* in, on, or at the *subject property* under conditions that pose a *material threat* of a future *release* to the *environment*.

No other warranties are implied or expressed.

1.3 Significant Assumptions

There is a possibility that even with the proper application of these methodologies there may exist on the Subject Property conditions that could not be identified within the scope of the assessment or which were not reasonably identifiable from the available information. Paul Humphrey, EP believes that the information obtained from the record review and the interviews concerning the site is reliable. However, Paul Humphrey, EP cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete. The methodologies of this assessment are not intended to produce all inclusive or comprehensive results, but rather to provide NFDI LLC with information relating to the Subject Property.

1.4 Limitations and Exceptions

The findings and conclusions contain all of the limitations inherent in these methodologies that are referred to in ASTM 1527-21. Specific limitations and exceptions to this ESA are more specifically set forth below:

- No significant limitations or exceptions were identified.

1.5 Special Terms and Conditions

The conclusions and findings set forth in this report are strictly limited in time and scope to the date of the evaluations. The conclusions presented in the report are based solely on the services described therein, and not on scientific tasks or procedures beyond the scope of agreed-upon services or the time and budgeting restraints imposed by the client. No subsurface exploratory drilling or sampling was done under the scope of this work. Unless specifically stated otherwise in the report, no chemical analyses have been performed during the course of this ESA.

Some of the information provided in this report is based upon personal interviews, and research of available documents, records, and maps held by the appropriate government and private agencies. This is subject to the limitations of historical documentation, availability, and accuracy of pertinent records, and the personal recollections of those persons contacted.

1.6 Use Reliance

All reports, both verbal and written, are for the benefit of NFDI LLC. This report has no other purpose and may not be relied upon by any other person or entity without the written consent of Paul Humphrey, EP.

2.0 SITE DESCRIPTION

2.1 Location and Legal Description

The Subject Property is located at the southeast corner of the proposed extensions of South Mooney Boulevard and Foster Drive, California. The Subject Property is identified as Tulare County Recorder's Office as APN 184-100-008.

2.2 Site and Vicinity General Characteristics

The Subject Property is located in a residential and agricultural area consisting of single-family residences, row crops or fallow agricultural land.

2.3 Current Use of the Subject Property

The Subject Property consists of fallow agricultural land and includes a stormwater basin.

2.4 Description of Site Improvements

The Subject Property includes a single parcel of land approximately 15.31± acres in size. The Subject Property consists of fallow agricultural land and includes a stormwater basin on the southeast portion of the site and a large mounded pile of soil northwest of the stormwater basin. Sections of unused stormwater piping were observed at the south and east sides of the large mounded pile of soil.

2.5 Current Use of Adjoining Properties

During the vicinity reconnaissance, Paul Humphrey, EP observed the following land use on properties in the immediate vicinity of the Subject Property.

North, Agricultural land
Northeast:

East: Agricultural land and a vacant area

South: Single-family residences

West: Vacant land

3.0 USER PROVIDED INFORMATION

Pursuant to ASTM E1527-21, Paul Humphrey, EP requested the following site information from NFDI LLC (User of this report).

3.1 Title Records

Paul Humphrey, EP requested title records from the User; however, a 50-year chain of title was not available at the Subject Property and was not provided for review.

3.2 Environmental Liens or Activity and Use Limitation

Paul Humphrey, EP requested information from the User regarding knowledge of environmental liens, activity and use limitations for the Subject Property. The User had no knowledge of any environmental liens or use or activity limitations.

3.3 Specialized Knowledge

Paul Humphrey, EP inquired with the User regarding any specialized knowledge of environmental conditions associated with the Subject Property. The User was not aware of any environmental conditions associated with the Subject Property.

3.4 Commonly Known or Reasonably Ascertainable Information

Paul Humphrey, EP inquired with the User regarding any commonly known or *reasonably ascertainable* information within the local community about the Subject Property that is material to *recognized environmental conditions* in connection with the Subject Property. The User had no reasonably ascertainable information within the local community about the Subject Property that is material to recognized environmental conditions in connection with the Subject Property.

3.5 Valuation Reduction for Environmental Issues

Paul Humphrey, EP inquired with the User regarding any knowledge of reductions in property value due to environmental issues. The User was not aware of any valuation reductions associated with the Subject Property.

3.6 Owner, Property Manager, and Occupant Information

The following information regarding the Owner, Subject Property Manager and Occupants was provided by the User and Key Site Manager.

<i>Subject Property Owner:</i>	NFDI, LLC and Barrett Nunley
<i>Subject Property Manager:</i>	Barrett Nunley
<i>Occupants:</i>	None

3.7 Reason for Performing Phase I ESA

The purpose of this ESA was to identify existing or potential Recognized Environmental Conditions (as defined by ASTM Standard E-1527-21) in connection with the Subject Property. This ESA was also performed to permit the *User* to satisfy one of the requirements to qualify for the *innocent landowner*, *contiguous property owner*, or *bona fide prospective purchaser* limitations on scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) liability (hereinafter, the “*landowner liability protections*,” or “*LLPs*”). ASTM Standard E-1527-13 constitutes “*all appropriate inquiry* into the previous ownership and uses of the *property* consistent with good commercial or customary practice” as defined at 42 U.S.C. §9601(35)(B).

4.0 RECORDS REVIEW

4.1 Standard Environmental Record Sources

Information from standard Federal and state environmental record sources was provided through ERIS. Data from governmental agency lists are updated and integrated into one database, which is updated as these data are released. This integrated database also contains postal service data in order to enhance address matching. Records from one government source are compared to records from another to clarify any address ambiguities. The demographic and geographic information available provides assistance in identifying and managing risk. The accuracy of the geocoded locations is approximately +/-300 feet.

In some cases, location information supplied by the regulatory agencies is insufficient to allow the database companies to geocode facility locations. These facilities are listed under the unmappables (“orphan sites”) section within the ERIS report. A review of the unmappable facilities indicated that none of these facilities are within the ASTM minimum search distance from the Subject Property.

Regulatory information from the database sources regarding possible recognized environmental conditions, within the ASTM minimum search distance from the Subject Property, was reviewed. Specific facilities are discussed below the Table if determined likely that a potential recognized environmental condition has resulted at the Subject Property from the listed facilities. Please refer to Appendix C for a complete listing.

Database	Search Distance (Miles)	Subject Property Listed	Total Number of Listings	Potential Environmental Concern to the Subject Property
NPL, PROPOSED NPL	1	No	0	
DELISTED NPL	0.5	No	0	
SEMS, SEMS ARCHIVE	0.5	No	0	
CERCLIS, CERCLIS NFRAP, CERCLIS LIENS	0.5	No	0	
RCRA CORRACTS	1	No	0	
RCRA-TSD	0.5	No	0	
RCRA LQG, SQG, CESQGs, VGN, NLR, NON GEN	0.25	No	1	No
FED ENG, FED INST	TP	No	0	
ERNS	TP	No	0	
FED BROWNFIELDS	0.5	No	0	
STATE/TRIBAL HWS (includes RESPONSE, Envirostor, DELISTED ENVS)	1	No	1	No

Database	Search Distance (Miles)	Subject Property Listed	Total Number of Listings	Potential Environmental Concern to the Subject Property
SWF/LF	0.5	No	0	
HWP	1	No	0	
LDS	0.5	No	0	
LUST, DELISTED LST	0.5	No	1	No
UST, UST SWEEPS	0.25	No	1	No
UST CLOSURE	0.5	No	0	
HHSS, AST, DELISTED TNK, CERS TANK	0.25	No	1	No
DELISTED HAZ, LUR, HLUR, DEED, VCP	0.5	No	0	
CLEANUP SITES, DELISTED CLEANUP	0.5	No	0	
CERS HAZ	0.125	No	0	
DELISTED CTNK, HIST TANK	0.25	No	0	
TRIBAL LISTINGS	0.25-0.5	No	0	
DELISTED COUNTY, CUPA	0.25	No	0	
EMISSIONS	0.25	No	0	
Additional State & Federal Listings	PO-1	No	2	No

The Subject Property was not identified in the database. The ERIS database identified one RCRA NON GEN, one ENVIROSTOR, one LUST, one UST SWEEPS, one DELISTED TNK, one PFAS IND, and one SCH located within the prescribed search radii. Based on review of regulatory documentation, off-site location, and/or estimated direction of groundwater flow, these facilities do not represent an environmental condition or concern.

4.2 Additional Environmental Record Sources

4.2.1 County Recorder/ Assessor

According to the Tulare County Recorder's Office, no environmentally related liens or deed restrictions have been recorded against the Subject Property.

4.2.2 Fire Officials

Records from the City of Tulare Fire Department were reviewed for evidence indicating the presence of underground storage tanks and for the use of hazardous substances. No record was found for the Subject Property.

4.2.3 Building Department

Records from the City of Tulare Building and Planning Department were reviewed for evidence indicating the developmental history of the Subject Property, and for the presence of documentation relative to underground storage tanks. No records indicative of the current or past presence of USTs were noted.

4.2.4 Other Agencies

Paul Humphrey, EP's October 25, 2023, review of SWRCB Geotracker records of the leaking underground fuel tank (LUFT) database indicated that no record of LUFTs are on file with the RWQCB for the Subject Property.

Paul Humphrey, EP's October 25, 2023, review of the California Environmental Protection Agency, Department of Toxic Substances Control (DTSC) Envirostor California cleanup sites database available via the DTSC Internet Website indicated that no records of cleanup sites are on file with the DTSC for the Subject Property.

4.3 Physical Setting Sources

4.3.1 Topography

The USGS, Tulare, California Quadrangle 7.5 minute series topographic map was reviewed for this ESA. The Tulare, California Quadrangle map was published by the USGS in 1950, photorevised 1969. According to the contour lines on the topographic map, the elevation of the Subject Property is approximately 280 feet above mean sea level (MSL). The contour lines in the area of the Subject Property indicate the area is sloping gently to the west southwest. The Subject Property is depicted as having no structures or improvements.

4.3.2 Soils/Geology

The Subject Property is located within the Great Valley geomorphic province, a long structural trough situated between the Sierra Nevada Mountains to the east, the Coast Range Mountains to the west and Tehachapi Mountains to the south. In the Tulare area, the sediments consist of recent and older alluvium derived primarily from the Sierra Nevada Mountains. Older (Pleistocene) alluvium unconformably overlies Pliocene-Pleistocene continental and marine deposits. The valley basement, consisting of pre-Tertiary granitic and metamorphic rocks, underlies the clastic section at a depth in excess of 2,000 feet below ground surface. Shallow soil stratigraphy in the Tulare County area is primarily sandy soils and sand-silt combination soils.

4.3.3 Hydrology

The site is located in the San Joaquin Valley groundwater basin, which is part of the San Joaquin Basin Hydrologic Study Area (HSA). Twenty-six ground-water basins and areas of potential groundwater storage have been identified in the San Joaquin Basin HSA. The HSA is bounded by the Sacramento-San Joaquin Delta to the north, the Sierra Nevada to the east, the Tehachapi Mountains to the south, and the Coastal Ranges to the west. Groundwater in the vicinity of the site is found within the Central Valley regional aquifer system, an unconfined to semi-confined aquifer system within the older alluvium and deeper

continental deposits. According to the online database known as Geotracker maintained by the SWRCB, groundwater beneath a site approximately 1.15 miles southwest of the Subject Property was at a depth of 110 in 2009 and direction of flow was estimated as northeast.

No settling ponds, surface impoundments, wetlands or natural catchbasins were observed at the Subject Property during this investigation.

4.3.4 Flood Zone Information

A review of the Flood Insurance Rate Maps, published by the Federal Emergency Management Agency, was performed. According to Panel Number 06107C1262E and 06107C1265E, dated June 16, 2009, the Subject Property is located in Flood Zone X.

4.3.5 Oil and Gas Exploration

The on-site reconnaissance addressed oil and gas exploration at the Subject Property. According to the California Department of Conservation Geologic Energy Management, no operating or abandoned oil or gas wells are on or adjacent to the Subject Property.

4.3.6 Vapor Encroachment

A Tier 1 Vapor Encroachment Screen (VES) pursuant to ASTM E2600-10 was performed as part of this assessment to determine whether a potential *vapor encroachment condition* (VEC) exists at the Subject Property. The VES included the review of reasonably ascertainable information for the Subject Property and nearby properties. During the course of this assessment, a reasonable probability was not identified to indicate that a VEC exists at the Subject Property.

4.4 Historical Use Information: Subject Property and Adjoining Properties

Based on available historical documentation, the Subject Property has consisted of agricultural land since at least 1937. A small portion of the east area of the Subject Property was utilized as soil storage of an east adjoining stormwater basin beginning in approximately 2009. This former east adjoining stormwater basin was filled in and relocated to the southeast portion of the Subject Property in approximately 2018.

4.4.1 Aerial Photographs

Available aerial photographs dated 1937, 1946, 1956, 1969, 1972, 1984, 1994, 2003, 2005, 2006, 2009, 2010, 2012, 2014, 2016, 2018, and 2021, from ERIS were reviewed for this ESA. Copies of selected photographs are included in Appendix B-1 of this report. The photographs are discussed below:

Date:	1937
Scale:	1" = 500'
Photo ID:	ASCS
Description:	This photograph depicts the Subject Property as agricultural land. The north and northeast adjoining properties appear as agricultural land. The east adjoining property appears as agricultural land. The south adjoining property appears as agricultural land and rural

residence. The west adjoining property appears as agricultural land.

Date: 1946
Scale: 1" = 500'
Photo ID: Fairchild
Description: This photograph depicts the Subject Property and the adjoining properties as in the 1937 photograph.

Date: 1956
Scale: 1" = 500'
Photo ID: ASCS
Description: This photograph depicts the Subject Property and the north, northeast, east, and west adjoining properties as in the 1946 photograph. The south adjoining property appears as agricultural land.

Date: 1969
Scale: 1" = 500'
Photo ID: USGS
Description: This photograph depicts the Subject Property and the adjoining properties as in the 1956 photograph.

Date: 1972
Scale: 1" = 500'
Photo ID: CAS
Description: This photograph depicts the Subject Property as agricultural land. The adjoining properties appear as noted in the 1969 photograph.

Date: 1984
Scale: 1" = 500'
Photo ID: USGS
Description: This photograph depicts the Subject Property and adjoining properties as in the 1972 photograph.

Date: 1994
Scale: 1" = 500'
Photo ID: USGS
Description: This photograph depicts the Subject Property and adjoining properties as in the 1984 photograph.

Date: 2003, 2005
Scale: 1" = 500'
Photo ID: USDA
Description: These photographs depict the Subject Property Subject Property and adjoining properties as in the 1994 photograph.

Date: 2006
Scale: 1" = 500'
Photo ID: USDA
Description: This photograph depicts the Subject Property similar to the 2003 and 2005 photographs. Grading work appears to be occurring on the southeast area of the Subject Property and a portion of the east adjoining property. The north, northeast, and west adjoining properties appear as in the 2003 and 2005 photographs. The south adjoining property appears as graded for development.

Date: 2009, 2010
Scale: 1" = 500'
Photo ID: USDA
Description: These photographs depict the Subject Property and the north, northeast, and west adjoining properties as in the 2006 photograph. The east adjoining property appears as agricultural land and a stormwater basin. The south adjoining property appears as a residential development.

Date: 2012, 2014, 2016, 2018
Scale: 1" = 500'
Photo ID: USDA
Description: These photographs depict the Subject Property and the adjoining properties as in the 2009 and 2010 photographs. Additional single-family residences are now present on the south adjoining property.

Date: 2021
Scale: 1" = 500'
Photo ID: MAXAR
Description: This photograph depicts the Subject Property and adjoining properties similar to the 2012, 2014, 2016, and 2018 photographs. A basin is now present on the southeast portion of the Subject Property and the east adjoining property appears as agricultural land and a vacant area.

4.4.2 Fire Insurance Maps

Historical Sanborn Fire Insurance maps were reviewed online at <http://www.spl.org/>. Fire insurance maps, which commonly date back to the 1800s, are typically reviewed in order to evaluate whether past usage or construction on the Property or within the near vicinity is environmentally noteworthy. Fire insurance map coverage of the area of the Property was not identified.

4.4.3 City Directories

Historical City directories published by Haines were reviewed at the Tulare County Library in Visalia, California for past names and business that were listed for the Property. The findings are presented in the following table:

YEAR	ON-SITE
1982, 1992, 2001, 2015, 2019	No listing in likely address range of the Subject Property

4.4.4 Historical Topographic Maps

The review of historical topographic maps was not reviewed for this study. Historical use of the Subject Property was researched using other standard historical sources.

4.4.5 Additional Historical Record Sources

Additional historical record sources were not reviewed.

4.4.6 Prior Assessment Reports

No prior reports or relevant documentation in association with the Subject Property were made available to Paul Humphrey, EP during the course of this assessment.

5.0 SITE RECONNAISSANCE

5.1 Methodology and Limiting Conditions

The Subject Property was inspected by Paul Humphrey on October 25, 2023. The weather at the time of the site visit was clear and approximately 70 degrees.

5.2 General Site Setting

The Subject Property is located within residential and agricultural area at the southeast corner of the proposed extensions of South Mooney Boulevard and Foster Drive in Tulare, California.

5.3 Exterior Observations

5.3.1 Solid Waste Disposal

Solid waste is not generated on the Subject Property. No indication of potentially hazardous material disposal was noted during the site reconnaissance.

5.3.2 Surface Water Drainage

The Subject Property consists of fallow agricultural land which has no stormwater drainage system. Drainage appears sufficient as no areas of ponding or standing water were noted during the site visit.

5.3.3 Wells and Cisterns

No aboveground evidence of wells or cisterns was observed during the site reconnaissance.

5.3.4 Wastewater

No indications of industrial wastewater disposal or treatment facilities were observed during the onsite reconnaissance.

5.3.5 Additional Site Observations

At the time of the site visit conducted by Paul Humphrey, EP on October 25, 2023, approximately nine small piles of soil were observed on the southwest portion of the Subject Property. According to a former owner of the Subject Property, the piles likely originated from construction of swimming pools in the south adjoining single-family residential development in the last few years. No stains, spills, evidence of a release, or hazardous substances was noted on the piles of soil.

5.4 Interior Observations

The Subject Property had no buildings or structures.

5.5 Potential Environmental Conditions

5.5.1 Hazardous Substances and Petroleum Products Used or Stored at the Site

No evidence of the use of hazardous materials was observed on the Subject Property.

5.5.1.1 Unlabeled Containers and Drums

No unlabeled containers or drums were observed during the site reconnaissance.

5.5.1.2 Disposal Locations of Regulated/ Hazardous Waste

No obvious indications of hazardous waste disposal were observed on the Subject Property or were indicated during interviews.

5.5.2 Evidence of Releases

No obvious indications of hazardous material or petroleum product releases, such as stained areas or stressed vegetation, was observed during the site reconnaissance or reported during interviews.

5.5.3 Polychlorinated Biphenyls (PCBs)

Older transformers and other electrical equipment could contain polychlorinated biphenyls (PCBs) at a level that subjects them to regulation by the U.S. EPA. PCBs in electrical equipment are controlled by United States Environmental Protection Agency regulations 40 CFR, Part 761. Under the regulations, there are three categories into which electrical equipment can be classified:

- Less than 50 parts per million (PPM) of PCBs – *“Non-PCB” transformer*
- 50 ppm-500 ppm – *“PCB-Contaminated” electrical equipment*
- Greater than 500 ppm – *“PCB” transformer*

No potential PCB-containing equipment such as transformers, oil-filled switches, hoists, lifts, dock levelers, hydraulic elevators, etc., is present.

5.5.4 Landfills

No evidence of on-site landfilling was observed or reported during the site reconnaissance.

5.5.5 Pits, Ponds, Lagoons, Sumps, and Catch Basins

No evidence of on-site pits, ponds, lagoons, sumps or catch basins was observed or reported during the site reconnaissance.

The Subject Property includes a stormwater basin on the southeast portion of the site and a large mounded pile of soil northwest of the stormwater basin.

5.5.6 On-Site ASTs and USTs

No evidence of ASTs or USTs was observed during the Subject Property reconnaissance or reported during interviews.

5.5.7 Radiological Hazards

No radiological substances or equipment was observed or reported stored on the subject site.

5.5.8 Drinking Water

Drinking water is not provided or supplied to the Subject Property.

5.5.9 Additional Hazard Observations

No additional hazards were observed on the site.

5.5.10 Asbestos-Containing Materials (ACM)

An evaluation of ACM was not included in the scope of services and was not conducted.

5.5.11 Radon

The US EPA has prepared a map to assist National, State, and local organizations to target their resources and to implement radon-resistant building codes. The map divides the country into three Radon Zones, Zone 1 being those areas with the average predicted indoor radon concentration in residential dwellings exceeding the EPA Action limit of 4.0 picoCuries per Liter (pCi/L). It is important to note that the EPA has found homes with elevated levels of radon in all three zones, and the EPA recommends site specific testing in order to determine radon levels at a specific location. However, the map does give a valuable indication of the propensity of radon gas accumulation in structures. Review of the EPA Map of Radon Zones places the Subject Property in Zone 2, where average predicted radon levels are between 2.0 and 4.0 pCi/L.

5.5.12 Lead-Based Paint

An evaluation of lead-based paint was not included in the scope of services and was not conducted.

5.5.13 Mold Evaluation

A mold evaluation was not included in the scope of services and was not conducted.

6.0 INTERVIEWS

6.1 Interview with Owner

The owner of the Subject Property was identified as NFDI, LLC and Barrett Nunley. Mr. Barrett Nunley was not aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the Subject Property; any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the Subject Property; or any notices from a governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.

The previous owner of the Subject Property was identified as Mr. Donovan McCarthy. Mr. McCarthy was not aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the Subject Property; any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the Subject Property; or any notices from a governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.

Mr. McCarthy indicated he had purchased the Subject Property in the mid 2000s and the on-site stormwater basin was installed in approximately 2018. Mr. McCarthy stated the soil from the basin was placed to the north northwest of the basin. He was not sure of the origin of the small piles of soil on the southwest portion of the Subject Property but stated it was likely from installation of swimming pools in the south adjoining residential area.

6.2 Interview with Site Manager

Mr. Nunley is the Site Manager. See Section 6.1 Above.

6.3 Interview with Occupants

The Subject Property is not occupied.

6.4 Interview with Local Government Officials

An interview was conducted with the Tulare County Environmental Health Department. According to TCEHD staff, no records were identified for the Property.

An interview was conducted with a clerk at the Tulare Planning and Development Department. According to the clerk, no records of environmental concern were identified for the Subject Property.

An interview was conducted with the City of Tulare Fire Department (CVFD). According to CVFD staff, no records were identified for the Subject Property.

6.5 Interview with Others

Additional interviews were not conducted.

7.0 FINDINGS AND CONCLUSIONS

7.1 Findings

7.1.1 On-Site Environmental Conditions

No on-site recognized environmental conditions were identified during the course of this assessment.

7.1.2 Off-Site Environmental Conditions

No off-site RECs were identified that were considered likely to impact the Subject Property.

7.1.3 Controlled Recognized Environmental Conditions

No on-site CRECs were identified during the course of this assessment.

7.1.4 Historical Recognized Environmental Conditions

No on-site HRECs were identified during the course of this assessment.

7.1.5 De Minimis Environmental Conditions

No *de minimis* environmental conditions were identified in connection with the Subject Property during the course of this assessment.

7.2 Opinion

Based on our professional opinion, no recognized environmental conditions in connection with the Subject Property were identified during the course of this assessment.

7.3 Conclusions

Paul Humphrey, EP has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-21 of the property identified as APN 184-100-008, Tulare, California, the Subject Property. Any exceptions to or deletions from this practice are described in Section 1.4 of this report.

This assessment has revealed no evidence of recognized environmental conditions in connection with the Property.

Paul Humphrey, EP's investigation has revealed the following BERs associated with the Subject Property or nearby properties:

- At the time of the site visit conducted by Paul Humphrey, EP on October 25, 2023, approximately nine small piles of soil were observed on the southwest portion of the Subject Property. According to a former owner of the Subject Property, the piles likely originated from construction of swimming pools in the south adjoining single-family residential development in the last few years. No stains, spills, evidence of a release, or hazardous substances was noted on the piles of soil.

- The Subject Property was historically used for agricultural purposes. There is a potential that agricultural related chemicals such as pesticides, herbicides, and fertilizers, may have been used onsite. Based on Paul Humphrey, EP's experience, during previous site development activities, near surface soils (where residual agricultural chemical concentrations would have most likely been present, if at all) are likely generally mixed with fill material or disturbed during grading. Also, it is common that engineered fill material is placed over underlying soils as part of site development activities. These additional variables serve to further reduce the potential for exposure to residual agricultural chemicals (if any). Based on these reasons, Paul Humphrey, EP concludes that the possible use of agricultural chemicals is not expected to represent a significant environmental concern. If redevelopment activities for residential use are planned, it should be determined whether sampling relating to the former agricultural use is required by the local planning department or other applicable oversight agency.

7.4 Recommendations

As a result of this assessment, Paul Humphrey, EP recommends the following:

- If hazardous substances or evidence of a release are identified during removal or manipulation of the piles of soil, further assessment may be warranted.

7.5 Deviations

This Phase I ESA substantially complies with the scope of services and ASTM 1527-21 and the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), as amended, except for exceptions and/or limiting conditions as discussed in Section 1.4.

8.0 REFERENCES

Reports, Plans, and Other Documents Reviewed:

American Society for Testing and Materials, *Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions*, ASTM Designation: E2600

American Society for Testing and Materials, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, ASTM Designation: E1527-13

American Society for Testing and Materials, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, ASTM Designation: E1527-21

ERIS, Aerial Photograph Report, Mooney Blvd & Foster Drive, Tulare, California, Job number 23-156

ERIS, Radius Database Report, Mooney Blvd & Foster Drive, Tulare, California, Job number 23-156

State of California Department of Conservation Geologic Energy Management web page, <https://maps.conservation.ca.gov/oilgas/>

State of California Department of Water Resources Division of Planning and Local Assistance, Groundwater Level Data Retrieval Map Interface web page, <http://well.water.ca.gov/map/map.html>

United States Department of Agriculture, Soil Conservation Service Soil Survey Tulare County, California, 1986

US Environmental Protection Agency, Map of Radon Zones web page, <http://www.epa.gov/iaq/radon/zonemap.html>

US Environmental Protection Agency, Office of Water web page, <http://www.epa.gov/ogwdw000/swp/ssa/ssahome.html>

U.S. Geological Survey, Tulare, California Topographic Quadrangle, 1950, photorevised 1969

Agencies Contacted:

City of Tulare Building and Planning Department

City of Tulare Fire Department

Tulare County Assessor's Office

Tulare County Department of Environmental Health

9.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

I declare that, to the best of my professional knowledge and belief, I have met the definition of *Environmental professional* as defined in §312.10 of 40 CFR 312” and have the specific qualifications based on education, training, and experience to assess a *property* of the nature, history, and setting of the subject *property*. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

A handwritten signature in black ink, appearing to read "Paul J. Humphrey". The signature is written in a cursive style with a large, sweeping initial "P".

Paul Humphrey, EP
Environmental Professional

10.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

10.1 Definition of an Environmental Professional

An Environmental Professional means: (1) a person who possesses sufficient specific education, training, and experience necessary to exercise professional judgment to develop opinions and conclusions regarding conditions indicative of releases or threatened releases (see § 312.1(c)) on, at, in, or to a property, sufficient to meet the objectives and performance factors in §§ 312.20(e) and (t). (2) Such a person must: (i) hold a current Professional Engineer's or Professional Geologist's license or registration from a state, tribe, or U.S. territory (or the Commonwealth of Puerto Rico) and have the equivalent of three (3) years of full-time relevant experience; or (ii) be licensed or certified by the federal government, a state, tribe, or U.S. territory (or the Commonwealth of Puerto Rico) to perform environmental inquiries as defined in § 312.21 and have the equivalent of three (3) years of full-time relevant experience; or (iii) have a Baccalaureate or higher degree from an accredited institution of higher education in a discipline of engineering or science and the equivalent of five (5) years of full-time relevant experience; or (iv) have the equivalent of ten (10) years of full-time relevant experience. (3) An environmental professional should remain current in his or her field through participation in continuing education or other activities. (4) The definition of environmental professional provided above does not preempt state professional licensing or registration requirements such as those for a professional geologist, engineer, or site remediation professional. Before commencing work, a person should determine the applicability of state professional licensing or registration laws to the activities to be undertaken as part of the inquiry identified in § 312.21(b). (5) A person who does not qualify as an environmental professional under the foregoing definition may assist in the conduct of all appropriate inquiries in accordance with this part if such person is under the supervision or responsible charge of a person meeting the definition of an environmental professional provided above when conducting such activities.

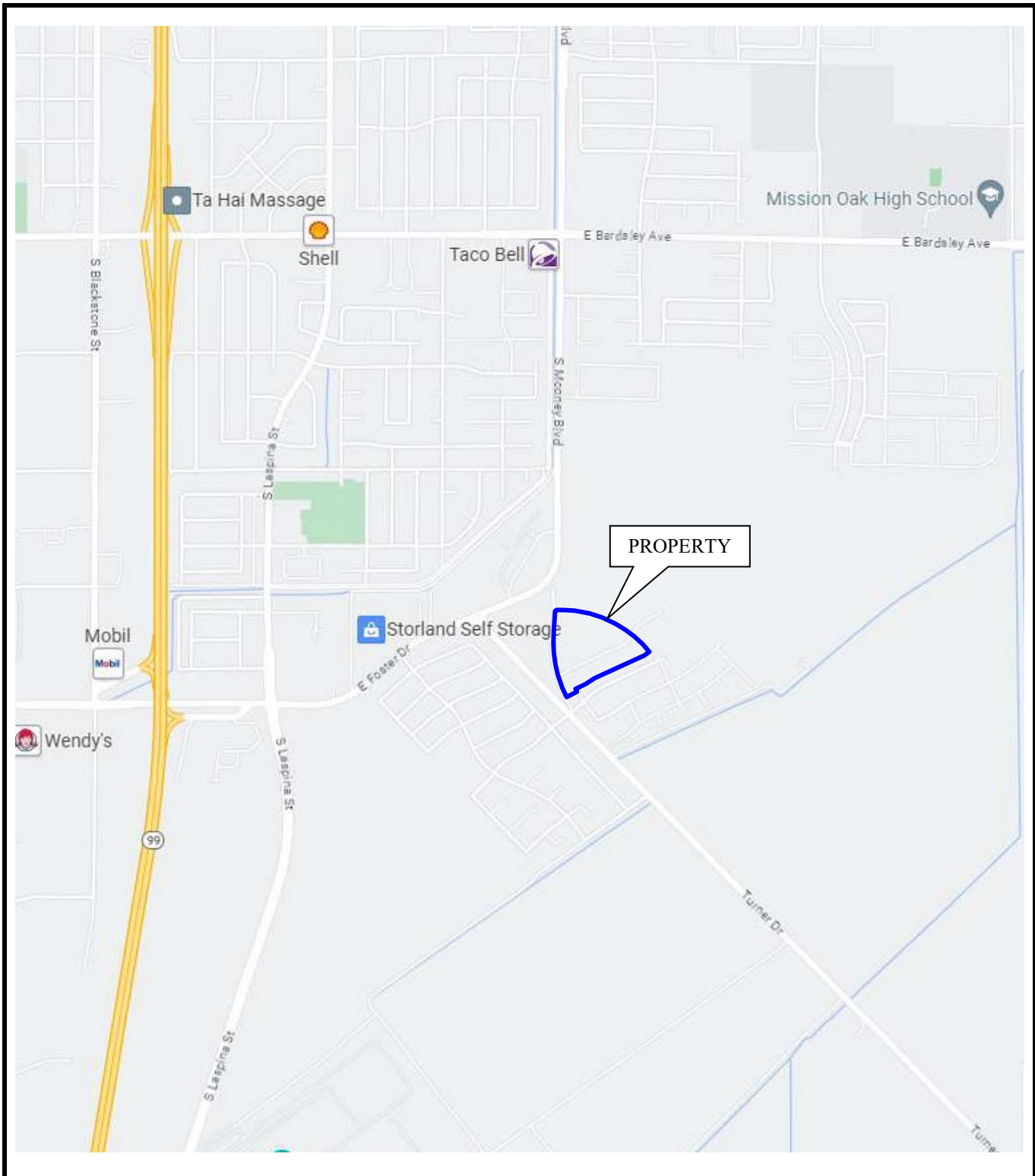
10.2 Relevant Experience

Relevant experience, as used in the definition of environmental professional in this section, means: participation in the performance of all appropriate inquiries investigations, environmental site assessments, or other site investigations that may include environmental analyses, investigations, and remediation which involve the understanding of surface and subsurface environmental conditions and the processes used to evaluate these conditions and for which professional judgment was used to develop opinions regarding conditions indicative of releases or threatened releases (see § 312.1(c)) to the subject property.

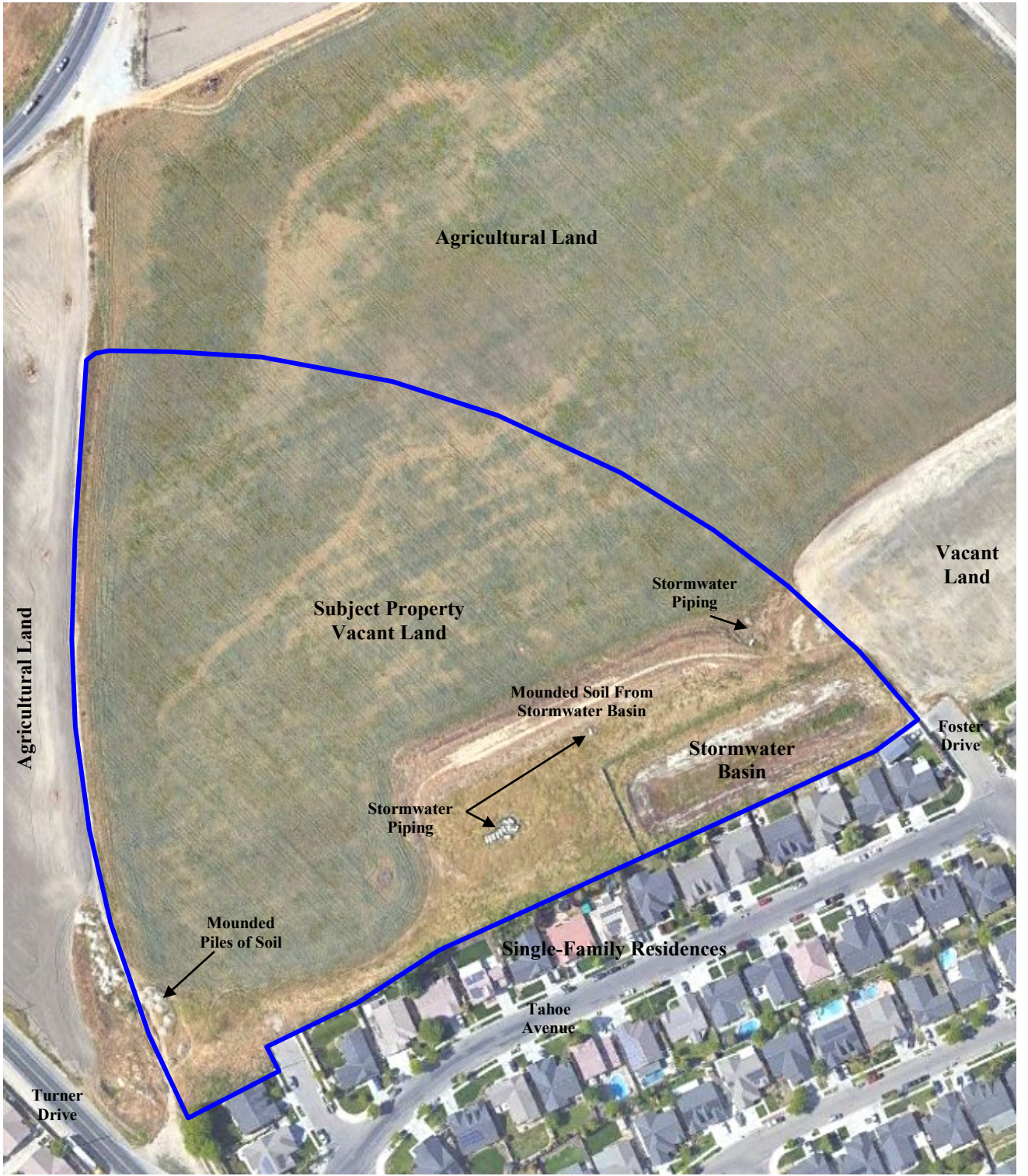
Resumes for the Environmental Professionals involved in this project are included in Appendix G.

FIGURES

**SITE LOCATION MAP
SITE PLAN
SITE TOPOGRAPHIC MAP**



<p>SITE VICINITY MAP</p>	<p>↑ NORTH</p>
<p>PAUL HUMPHREY, EP 7402 E. CLINTON AVENUE FRESNO, CA 93737 (559) 977-9813</p>	<p>Site: Proposed Development Site Address: APN 184-100-008, Tulare, CA Project Number: 23-156</p>



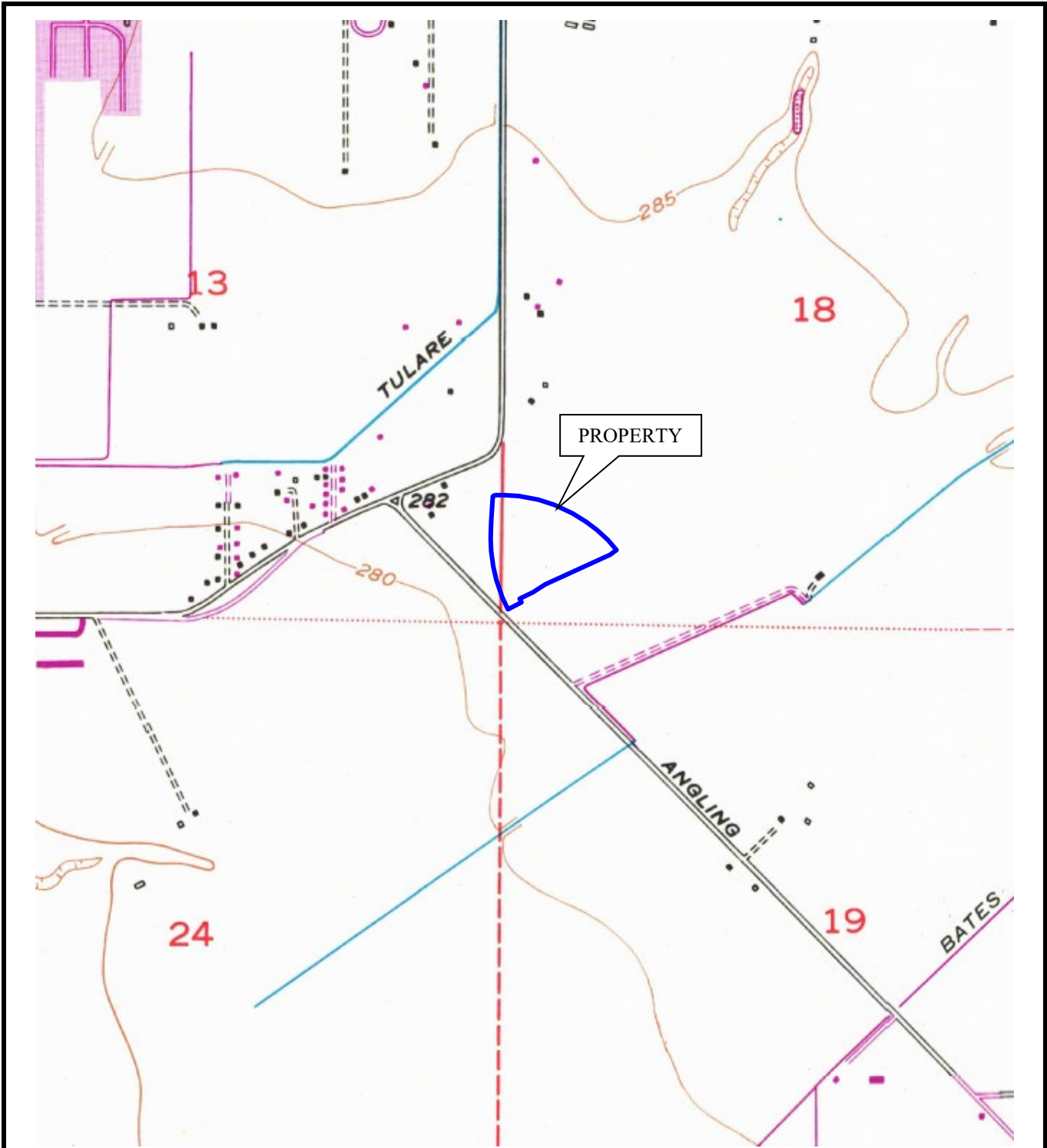
SITE PLAN

↑ NORTH

Not to scale

PAUL HUMPHREY, EP
7402 E. CLINTON AVENUE
FRESNO, CA 93737
(559) 977-9813

Site: Proposed Development
 Site Address: APN 184-100-008
 Tulare, CA
 Project Number: 23-156



PAUL HUMPHREY, EP
 7402 E. CLINTON AVENUE
 FRESNO, CA 93737
 (559) 977-9813

TOPOGRAPHIC MAP

Source: U.S.G.S. 7.5 Minute Topographic Map
 Tulare, CA, Quadrangle, 1950, photorevised 1969

↑
N

APPENDIX A
SITE PHOTOGRAPHS



1. Southwest portion of Subject Property.



2. Piles of soil near southwest boundary of the Subject Property.



3. Central area of the Subject Property.



4. West portion of the Subject Property with north adjoining fallow agricultural land in background.



5. Stormwater basin on southeast portion of the Subject Property.



6. Mounded soil north northwest of the stormwater basin.



7. Stormwater pipe on south central portion of the Subject Property.



8. Stormwater pipe at east side of the mounded soil of Photograph 6.



9. East and northeast area of the Subject Property.



10. East and northeast adjoining vacant land and fallow agricultural land.



11. South adjoining single-family residences.



12. West adjoining vacant land.

APPENDIX B

HISTORICAL RESEARCH DOCUMENTATION

EXHIBIT B-1

AERIAL PHOTOGRAPHS



HISTORICAL AERIALS

Project Property: Cottonwood Phase 3
Mooney Blvd & Foster Drive
Tulare CA 93274

Project No: 23-156

Requested By: Paul Humphrey, REPA

Order No: 23101601678

Date Completed: October 17,2023

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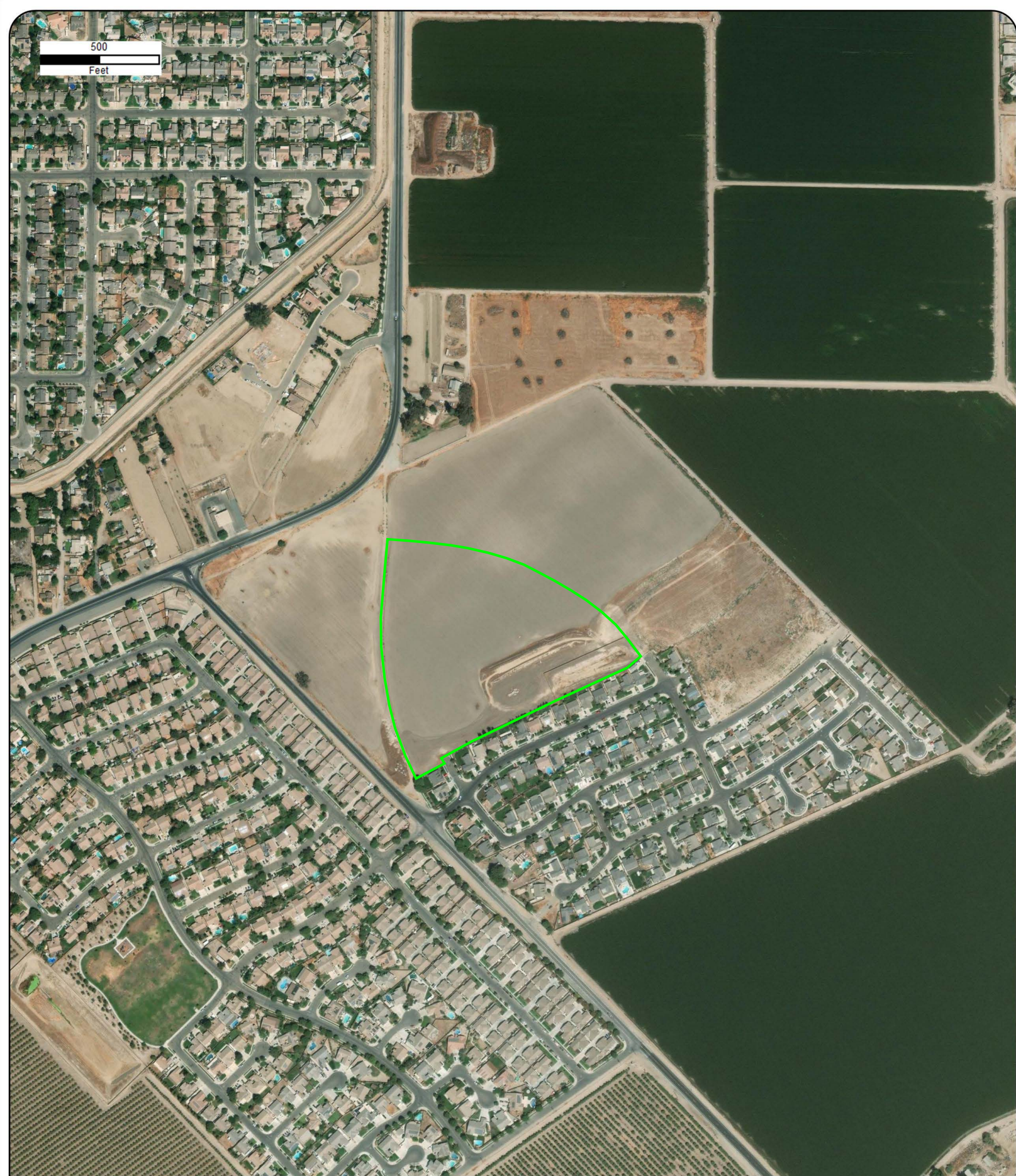
1.866.517.5204 | info@erisinfo.com | erisinfo.com

Date	Source	Scale	Comments
2021	MAXAR TECHNOLOGIES	1" = 500'	
2018	United States Department of Agriculture	1" = 500'	
2016	United States Department of Agriculture	1" = 500'	
2014	United States Department of Agriculture	1" = 500'	
2012	United States Department of Agriculture	1" = 500'	
2010	United States Department of Agriculture	1" = 500'	
2009	United States Department of Agriculture	1" = 500'	
2006	United States Department of Agriculture	1" = 500'	
2005	United States Department of Agriculture	1" = 500'	
2003	United States Department of Agriculture	1" = 500'	
1994	United States Geological Survey	1" = 500'	
1984	United States Geological Survey	1" = 500'	
1972	Cartwright Aerial Surveys	1" = 500'	
1969	United States Geological Survey	1" = 500'	
1956	Agricultural Stabilization & Conserv. Service	1" = 500'	
1946	FAIRCHILD	1" = 500'	
1937	Agricultural Stabilization & Conserv. Service	1" = 500'	

Environmental Risk Information Services

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500
Feet

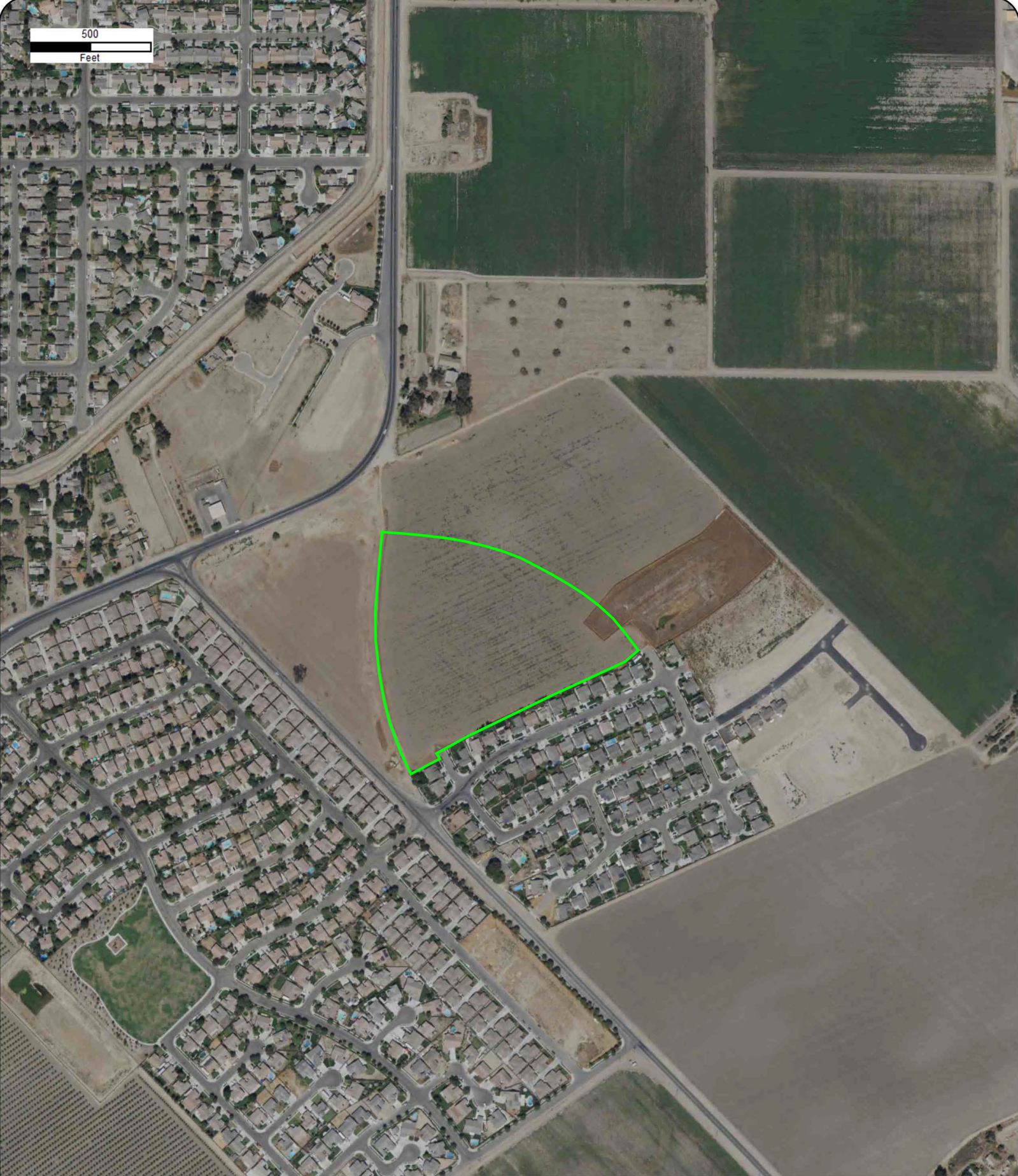
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Scale: 1" = 500'
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Approx Center: -119.31214138,36.18392428

Order No: 23101601678



500
Feet



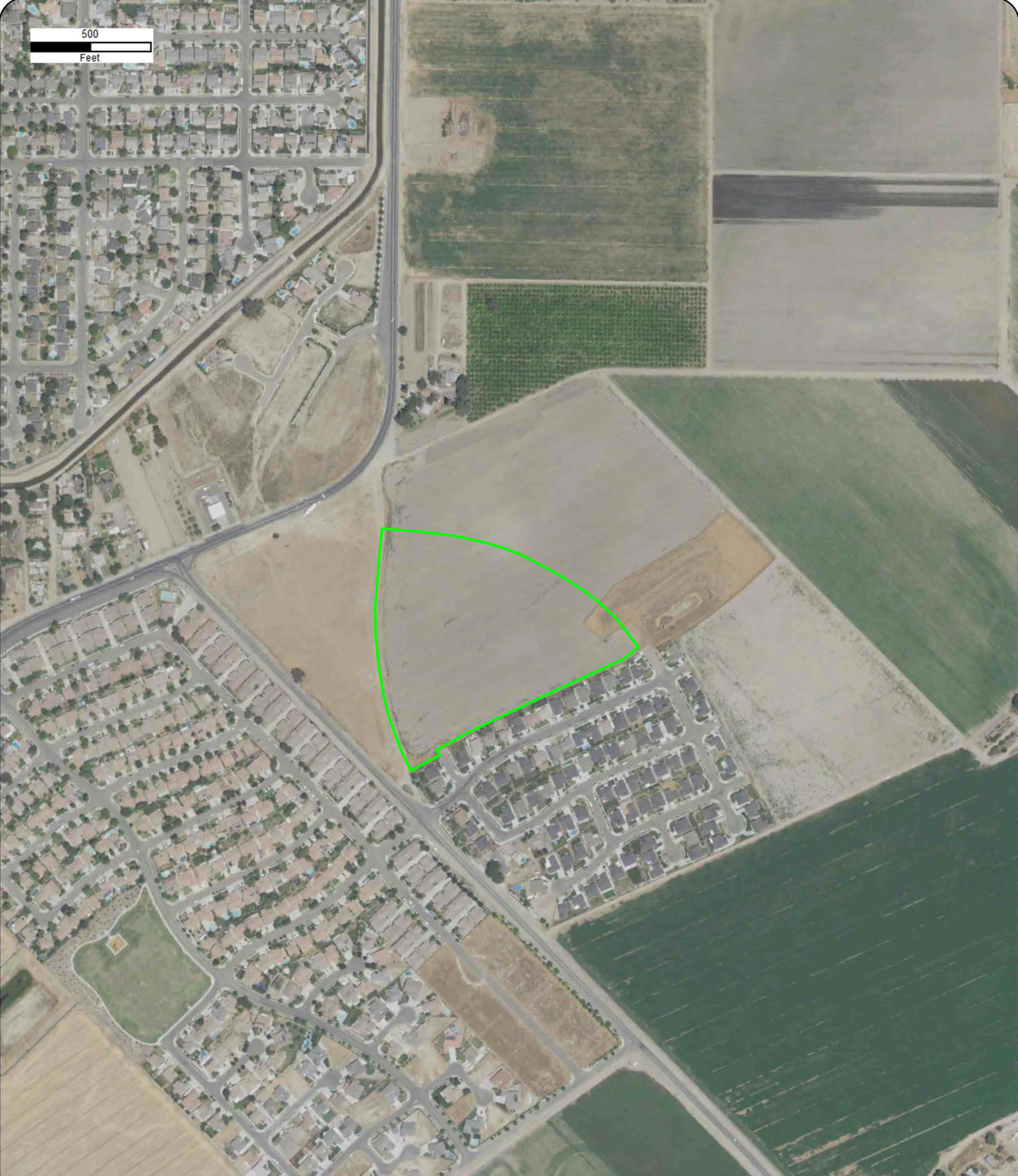
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Approx Center: -119.31214138,36.18392428

Order No: 23101601678



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Feet



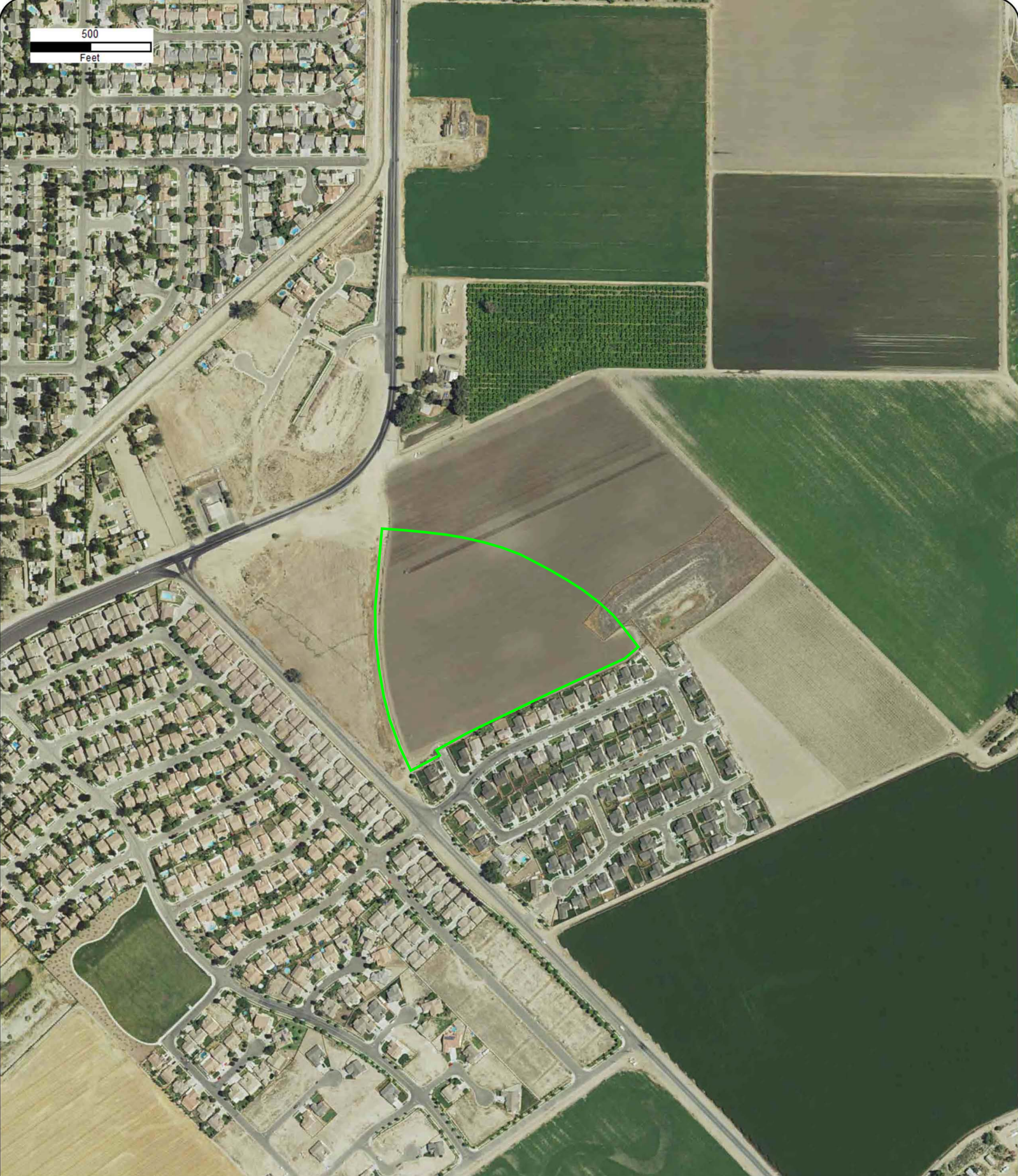
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Feet



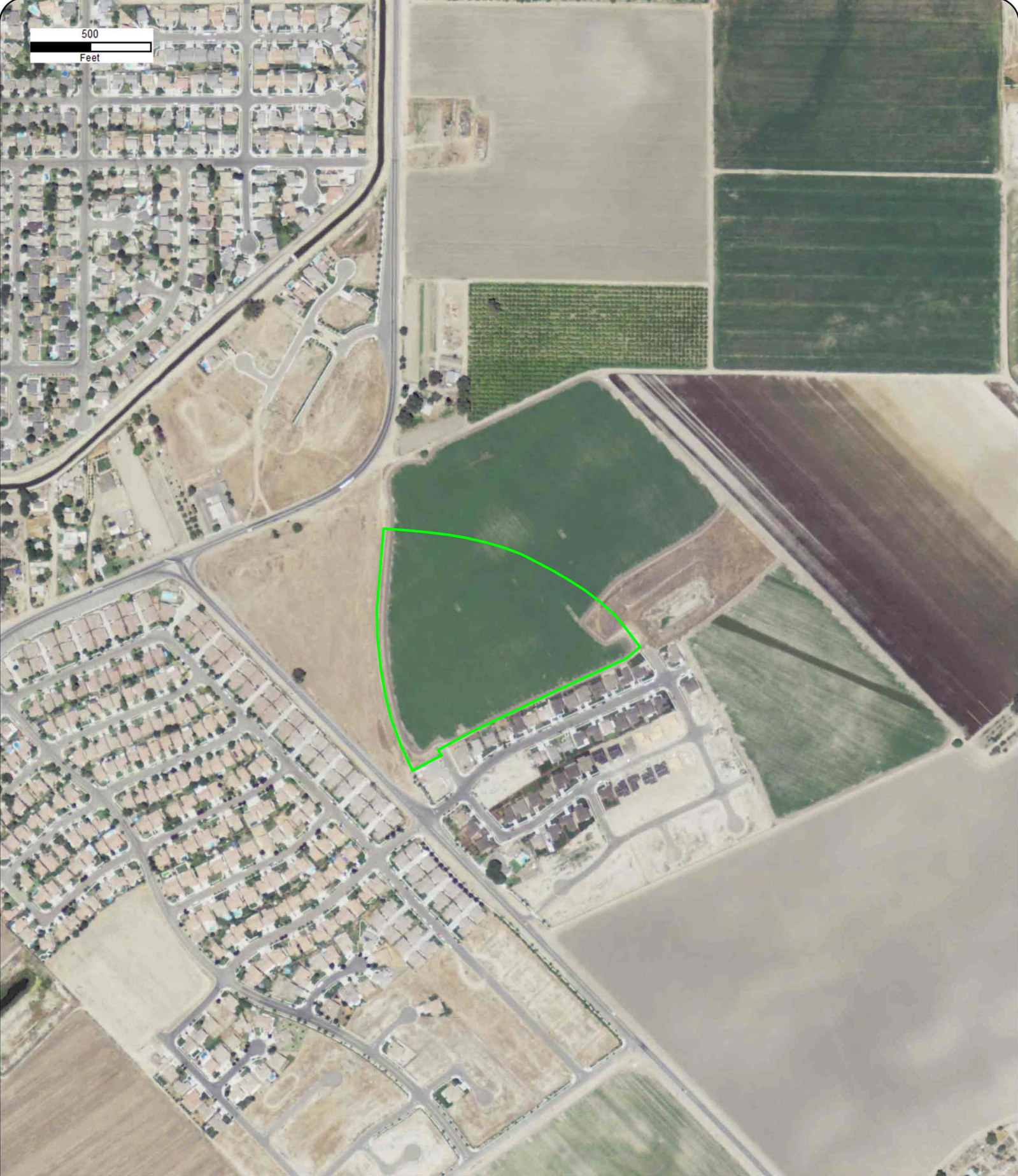
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Order No: 23101601678



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Feet



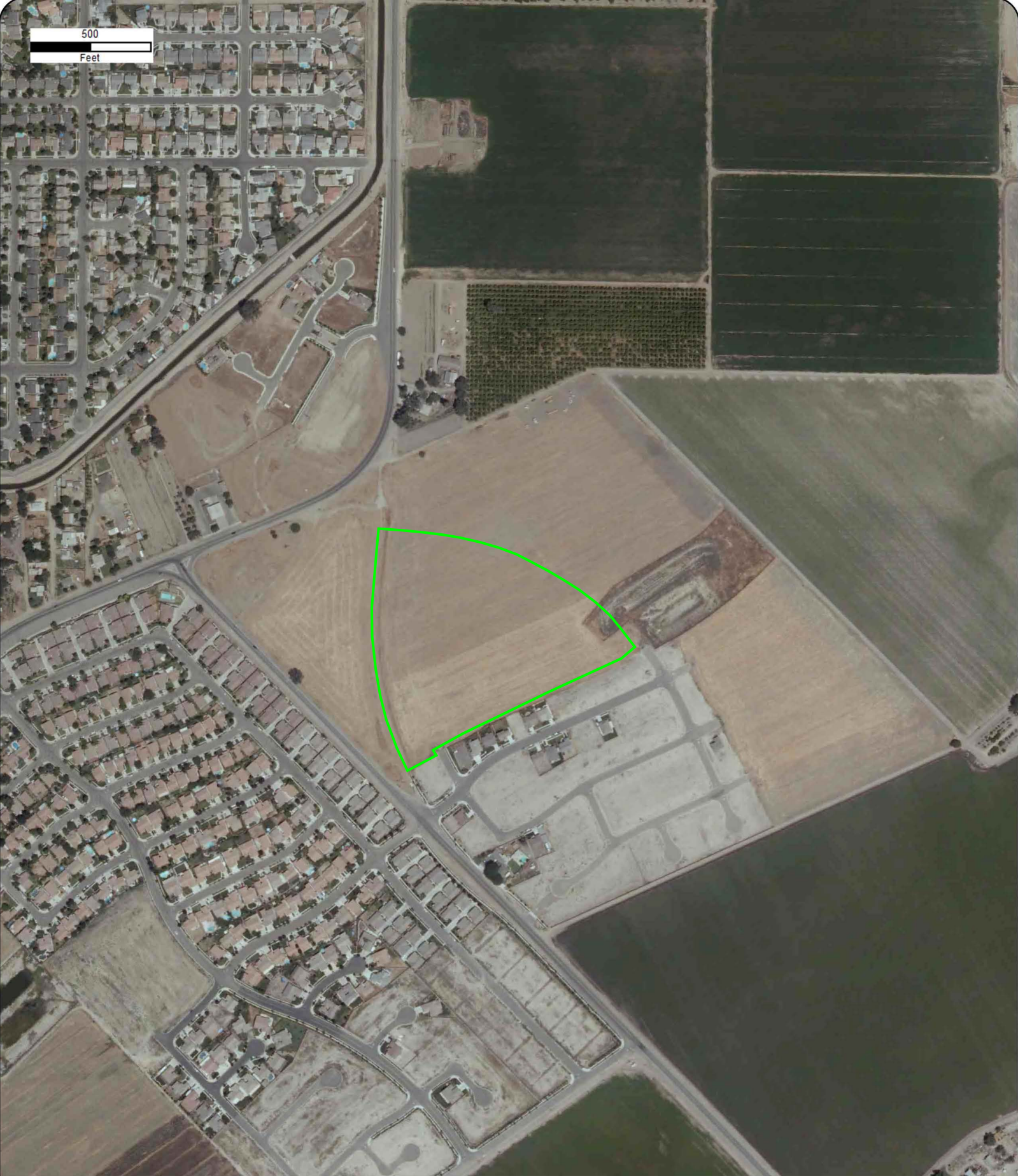
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Approx Center: -119.31214138,36.18392428

Order No: 23101601678



500
Feet



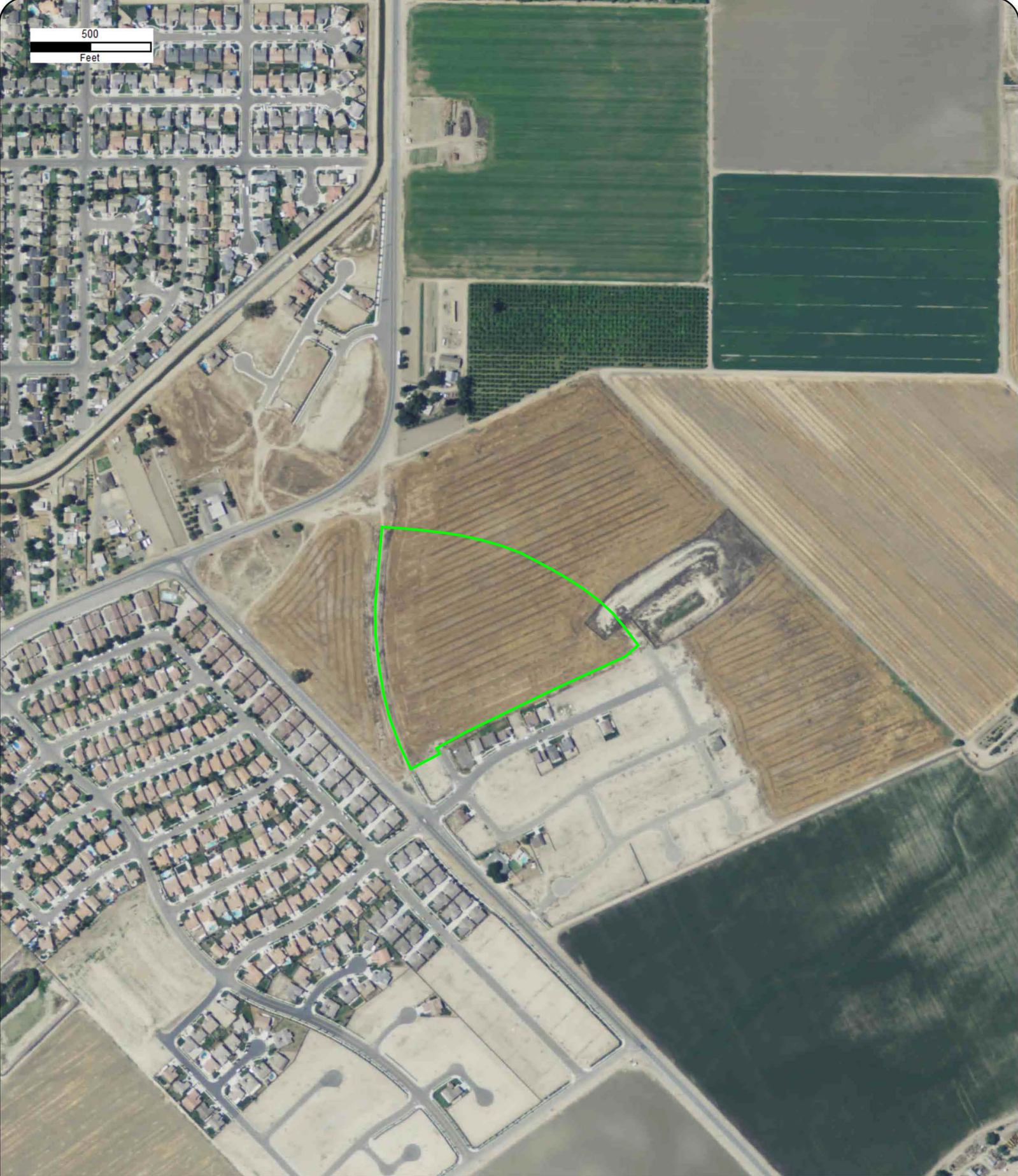
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Source: USDA
Scale: 1" = 500'
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Approx Center: -119.31214138,36.18392428

Order No: 23101601678



500
Feet



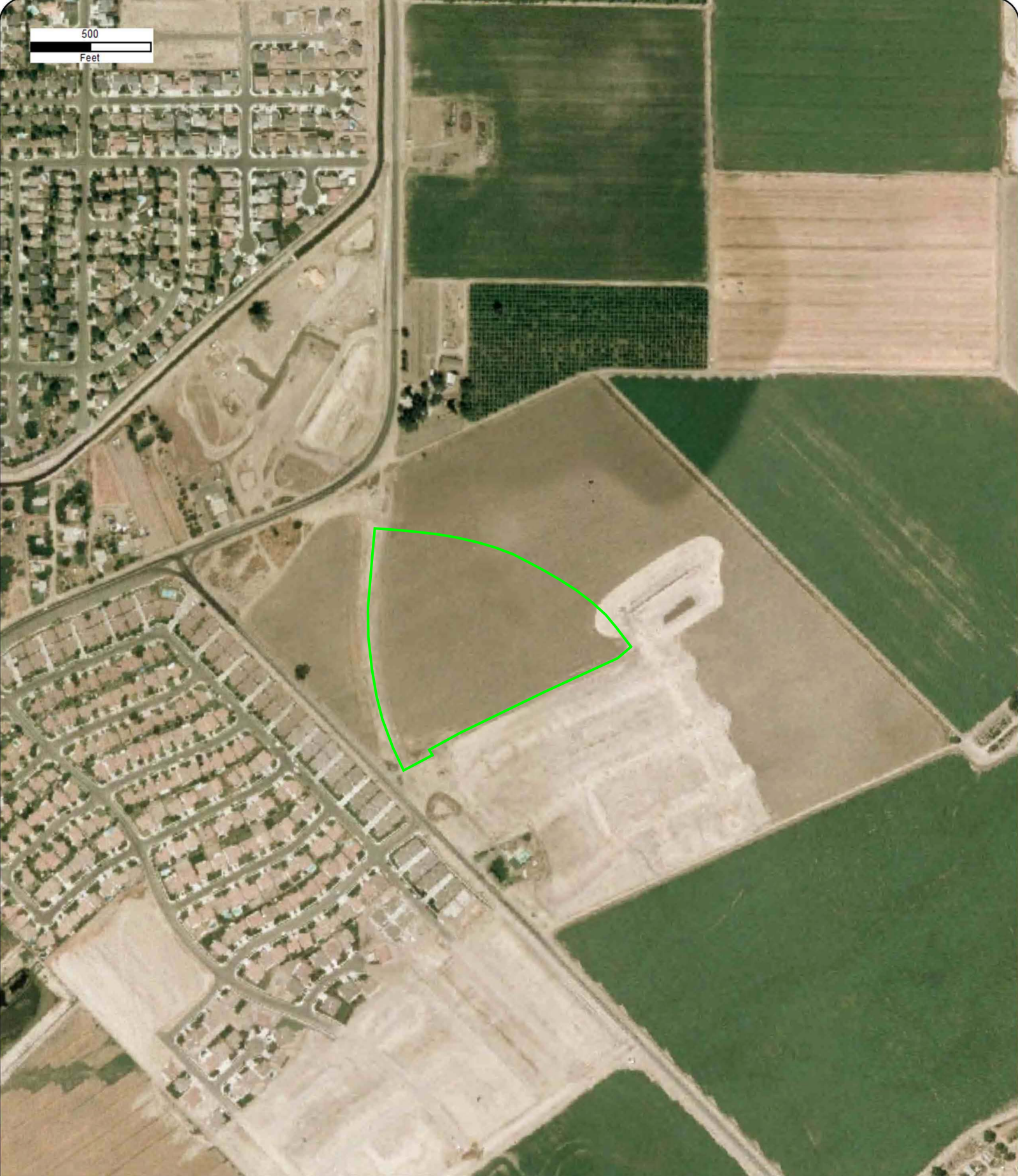
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Approx Center: -119.31214138,36.18392428

Order No: 23101601678



500
Feet



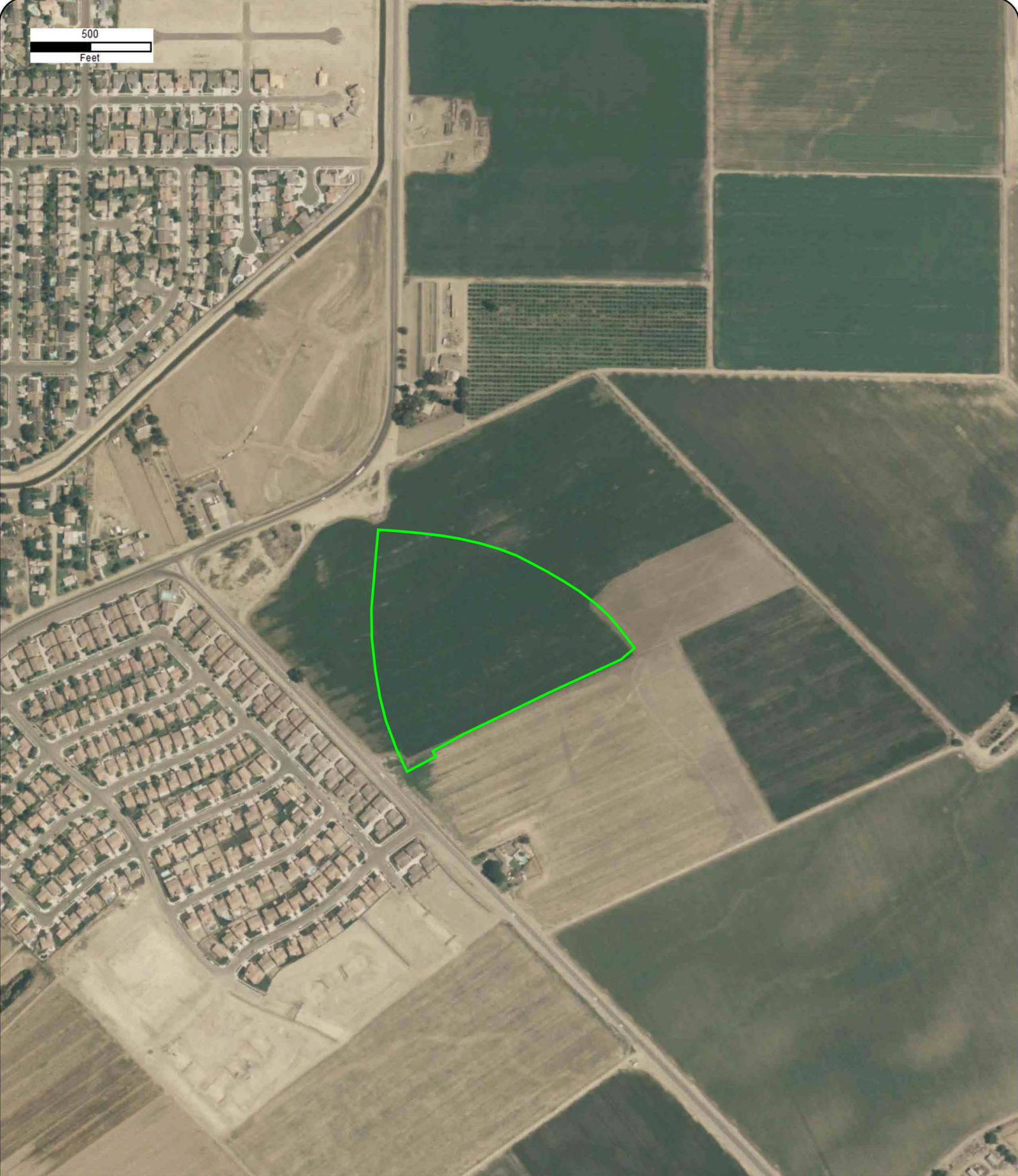
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Approx Center: -119.31214138,36.18392428

Order No: 23101601678



500
Feet



Year: 2005
Source: USDA
Scale: 1" = 500'
Comment:

Address: Mooney Blvd & Foster Drive, Tulare, CA
Approx Center: -119.31214138,36.18392428

Order No: 23101601678



500
Feet



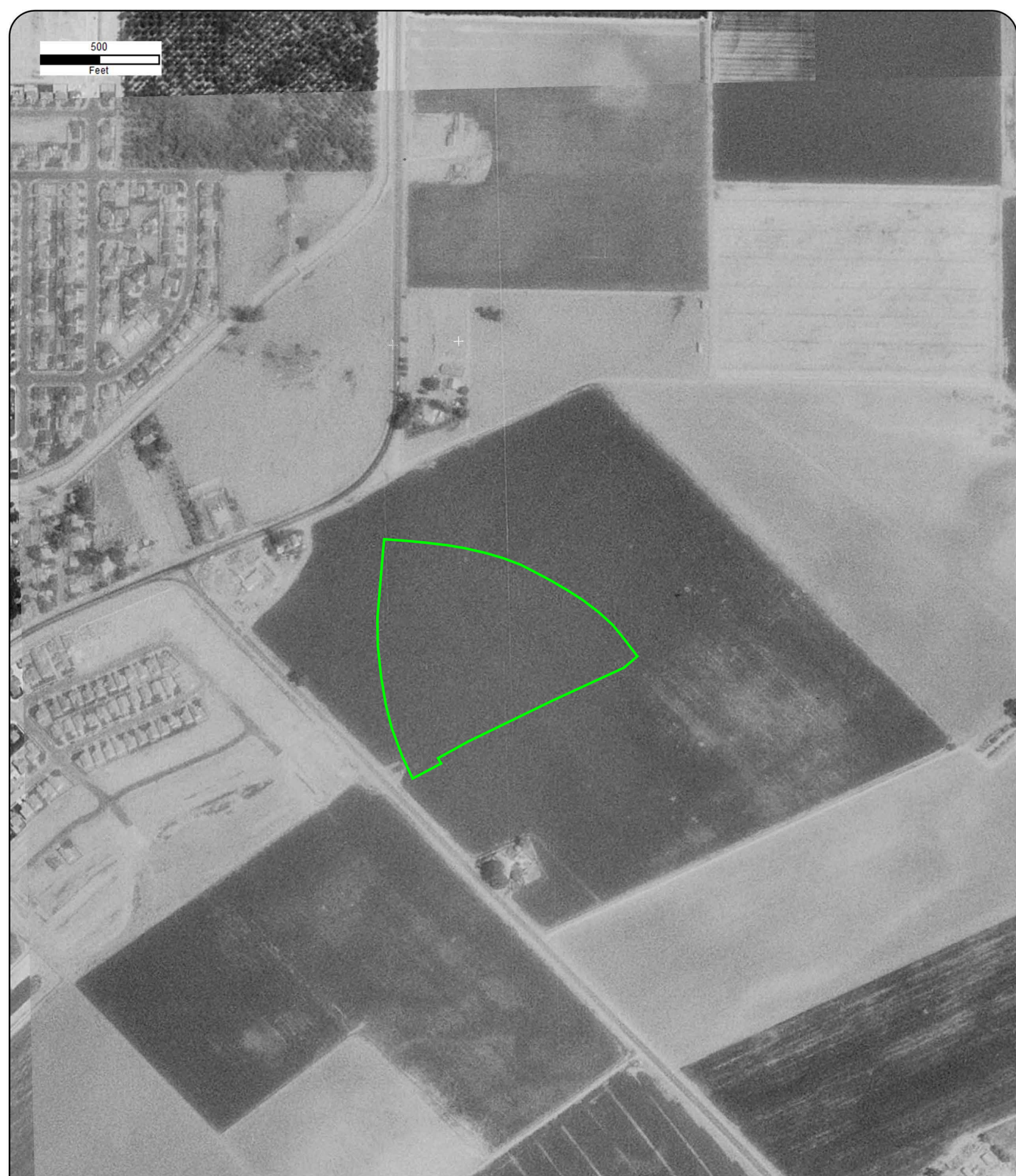
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Approx Center: -119.31214138,36.18392428

Order No: 23101601678



500
Feet



Year: 1994
Source: USGS
Scale: 1" = 500'
Comment:

Address: Mooney Blvd & Foster Drive, Tulare, CA
Approx Center: -119.31214138,36.18392428

Order No: 23101601678



500
Feet



Year: 1984
Source: USGS
Scale: 1" = 500'
Comment:

Address: Mooney Blvd & Foster Drive, Tulare, CA
Approx Center: -119.31214138,36.18392428

Order No: 23101601678



500
Feet



Year: 1972
Source: CAS
Scale: 1" = 500'
Comment:

Address: Mooney Blvd & Foster Drive, Tulare, CA
Approx Center: -119.31214138,36.18392428

Order No: 23101601678



500
Feet



Year: 1969
Source: USGS
Scale: 1" = 500'
Comment:

Address: Mooney Blvd & Foster Drive, Tulare, CA
Approx Center: -119.31214138,36.18392428

Order No: 23101601678



500
Feet



Year: 1956
Source: ASCS
Scale: 1" = 500'
Comment:

Address: Mooney Blvd & Foster Drive, Tulare, CA
Approx Center: -119.31214138,36.18392428

Order No: 23101601678



500
Feet



Year: 1946
Source: FAIRCHILD
Scale: 1" = 500'
Comment:

Address: Mooney Blvd & Foster Drive, Tulare, CA
Approx Center: -119.31214138,36.18392428

Order No: 23101601678



500
Feet

3-ABK-34-



Year: 1937
Source: ASCS
Scale: 1" = 500'
Comment:

Address: Mooney Blvd & Foster Drive, Tulare, CA
Approx Center: -119.31214138,36.18392428

Order No: 23101601678



APPENDIX C

REGULATORY RECORDS DOCUMENTATION

EXHIBIT C-1

MAPPED DATABASE REPORT



DATABASE REPORT

Project Property: *Cottonwood Phase 3
Mooney Blvd & Foster Drive
Tulare CA 93274*

Project No: *23-156*

Report Type: *Database Report*

Order No: *23101601678*

Requested by: *Paul Humphrey, REPA*

Date Completed: *October 18, 2023*

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Executive Summary

Property Information:

Project Property: *Cottonwood Phase 3
Mooney Blvd & Foster Drive Tulare CA 93274*

Project No: *23-156*

Coordinates:

Latitude: *36.18392428*

Longitude: *-119.31214138*

UTM Northing: *4,006,826.23*

UTM Easting: *292,079.91*

UTM Zone: *11S*

Elevation: *284 FT*

Order Information:

Order No: *23101601678*
Date Requested: *October 16, 2023*
Requested by: *Paul Humphrey, REPA*
Report Type: *Database Report*

Historicals/Products:

Executive Summary: Report Summary

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
Standard Environmental Records								
Federal								
NPL	Y	1	0	0	0	0	0	0
PROPOSED NPL	Y	1	0	0	0	0	0	0
DELETED NPL	Y	0.5	0	0	0	0	-	0
SEMS	Y	0.5	0	0	0	0	-	0
SEMS ARCHIVE	Y	0.5	0	0	0	0	-	0
ODI	Y	0.5	0	0	0	0	-	0
CERCLIS	Y	0.5	0	0	0	0	-	0
IODI	Y	0.5	0	0	0	0	-	0
CERCLIS NFRAP	Y	0.5	0	0	0	0	-	0
CERCLIS LIENS	Y	PO	0	-	-	-	-	0
RCRA CORRACTS	Y	1	0	0	0	0	0	0
RCRA TSD	Y	0.5	0	0	0	0	-	0
RCRA LQG	Y	0.25	0	0	0	-	-	0
RCRA SQG	Y	0.25	0	0	0	-	-	0
RCRA VSQG	Y	0.25	0	0	0	-	-	0
RCRA NON GEN	Y	0.25	0	1	0	-	-	1
RCRA CONTROLS	Y	0.5	0	0	0	0	-	0
FED ENG	Y	0.5	0	0	0	0	-	0
FED INST	Y	0.5	0	0	0	0	-	0
LUCIS	Y	0.5	0	0	0	0	-	0
NPL IC	Y	0.5	0	0	0	0	-	0
ERNS 1982 TO 1986	Y	PO	0	-	-	-	-	0
ERNS 1987 TO 1989	Y	PO	0	-	-	-	-	0
ERNS	Y	PO	0	-	-	-	-	0
FED BROWNFIELDS	Y	0.5	0	0	0	0	-	0
FEMA UST	Y	0.25	0	0	0	-	-	0
FRP	Y	0.25	0	0	0	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
DELISTED FRP	Y	0.25	0	0	0	-	-	0
HIST GAS STATIONS	Y	0.25	0	0	0	-	-	0
REFN	Y	0.25	0	0	0	-	-	0
BULK TERMINAL	Y	0.25	0	0	0	-	-	0
SEMS LIEN	Y	PO	0	-	-	-	-	0
SUPERFUND ROD	Y	1	0	0	0	0	0	0
DOE FUSRAP	Y	1	0	0	0	0	0	0

State

RESPONSE	Y	1	0	0	0	0	0	0
ENVIROSTOR	Y	1	0	1	0	0	0	1
DELISTED ENVS	Y	1	0	0	0	0	0	0
SWF/LF	Y	0.5	0	0	0	0	-	0
SWRCB SWF	Y	0.5	0	0	0	0	-	0
WMUD	Y	0.5	0	0	0	0	-	0
HWP	Y	1	0	0	0	0	0	0
SWAT	Y	0.5	0	0	0	0	-	0
C&D DEBRIS RECY	Y	0.5	0	0	0	0	-	0
RECYCLING	Y	0.5	0	0	0	0	-	0
PROCESSORS	Y	0.5	0	0	0	0	-	0
CONTAINER RECY	Y	0.5	0	0	0	0	-	0
LDS	Y	0.5	0	0	0	0	-	0
LUST	Y	0.5	0	0	1	0	-	1
DELISTED LST	Y	0.5	0	0	0	0	-	0
UST	Y	0.25	0	0	0	-	-	0
UST CLOSURE	Y	0.5	0	0	0	0	-	0
HHSS	Y	0.25	0	0	0	-	-	0
UST SWEEPS	Y	0.25	0	0	1	-	-	1
AST	Y	0.25	0	0	0	-	-	0
AST SWRCB	Y	0.25	0	0	0	-	-	0
TANK OIL GAS	Y	0.25	0	0	0	-	-	0
DELISTED TNK	Y	0.25	0	0	1	-	-	1
CERS TANK	Y	0.25	0	0	0	-	-	0
DELISTED CTNK	Y	0.25	0	0	0	-	-	0
HIST TANK	Y	0.25	0	0	0	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
LUR	Y	0.5	0	0	0	0	-	0
CALSITES	Y	0.5	0	0	0	0	-	0
HLUR	Y	0.5	0	0	0	0	-	0
DEED	Y	0.5	0	0	0	0	-	0
VCP	Y	0.5	0	0	0	0	-	0
CLEANUP SITES	Y	0.5	0	0	0	0	-	0
DELISTED CLEANUP	Y	0.5	0	0	0	0	-	0
DELISTED COUNTY	Y	0.25	0	0	0	-	-	0

Tribal

INDIAN LUST	Y	0.5	0	0	0	0	-	0
INDIAN UST	Y	0.25	0	0	0	-	-	0
DELISTED INDIAN LST	Y	0.5	0	0	0	0	-	0
DELISTED INDIAN UST	Y	0.25	0	0	0	-	-	0

County

CUPA TULARE	Y	0.25	0	0	0	-	-	0
-------------	---	------	---	---	---	---	---	---

Additional Environmental Records

Federal

FINDS/FRS	Y	PO	0	-	-	-	-	0
TRIS	Y	PO	0	-	-	-	-	0
PFAS NPL	Y	0.5	0	0	0	0	-	0
PFAS FED SITES	Y	0.5	0	0	0	0	-	0
PFAS SSEHRI	Y	0.5	0	0	0	0	-	0
ERNS PFAS	Y	0.5	0	0	0	0	-	0
PFAS NPDES	Y	0.5	0	0	0	0	-	0
PFAS TRI	Y	0.5	0	0	0	0	-	0
PFAS WATER	Y	0.5	0	0	0	0	-	0
PFAS TSCA	Y	0.5	0	0	0	0	-	0
PFAS E-MANIFEST	Y	0.5	0	0	0	0	-	0
PFAS IND	Y	0.5	0	0	0	1	-	1
HMIRS	Y	0.125	0	0	-	-	-	0
NCDL	Y	0.125	0	0	-	-	-	0
TSCA	Y	0.125	0	0	-	-	-	0
HIST TSCA	Y	0.125	0	0	-	-	-	0
FTTS ADMIN	Y	PO	0	-	-	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
FTTS INSP	Y	PO	0	-	-	-	-	0
PRP	Y	PO	0	-	-	-	-	0
SCRD DRYCLEANER	Y	0.5	0	0	0	0	-	0
ICIS	Y	PO	0	-	-	-	-	0
FED DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DELISTED FED DRY	Y	0.25	0	0	0	-	-	0
FUDS	Y	1	0	0	0	0	0	0
FUDS MRS	Y	1	0	0	0	0	0	0
FORMER NIKE	Y	1	0	0	0	0	0	0
PIPELINE INCIDENT	Y	PO	0	-	-	-	-	0
MLTS	Y	PO	0	-	-	-	-	0
HIST MLTS	Y	PO	0	-	-	-	-	0
MINES	Y	0.25	0	0	0	-	-	0
SMCRA	Y	1	0	0	0	0	0	0
MRDS	Y	1	0	0	0	0	0	0
LM SITES	Y	1	0	0	0	0	0	0
ALT FUELS	Y	0.25	0	0	0	-	-	0
CONSENT DECREES	Y	0.25	0	0	0	-	-	0
AFS	Y	PO	0	-	-	-	-	0
SSTS	Y	0.25	0	0	0	-	-	0
PCBT	Y	0.5	0	0	0	0	-	0
PCB	Y	0.5	0	0	0	0	-	0
State								
PFAS SAMPLING	Y	0.5	0	0	0	0	-	0
DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DELISTED DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DRYC GRANT	Y	0.25	0	0	0	-	-	0
PFAS GT CLEANUPS	Y	0.5	0	0	0	0	-	0
PFAS GW	Y	0.5	0	0	0	0	-	0
PFAS INVEST	Y	0.5	0	0	0	0	-	0
HWSS CLEANUP	Y	0.5	0	0	0	0	-	0
TOXIC PITS	Y	1	0	0	0	0	0	0
DTSC HWF	Y	0.5	0	0	0	0	-	0
INSP COMP ENF	Y	1	0	0	0	0	0	0
SCH	Y	1	0	1	0	0	0	1

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
CHMIRS	Y	PO	0	-	-	-	-	0
HIST CHMIRS	Y	PO	0	-	-	-	-	0
HAZNET	Y	PO	0	-	-	-	-	0
HAZ GEN	Y	PO	0	-	-	-	-	0
HAZ TSD	Y	0.5	0	0	0	0	-	0
HIST MANIFEST	Y	PO	0	-	-	-	-	0
HW TRANSPORT	Y	0.125	0	0	-	-	-	0
WASTE TIRE	Y	PO	0	-	-	-	-	0
MEDICAL WASTE	Y	0.25	0	0	0	-	-	0
HIST CORTESE	Y	0.5	0	0	0	0	-	0
CDO/CAO	Y	0.5	0	0	0	0	-	0
CERS HAZ	Y	0.125	0	0	-	-	-	0
DELISTED HAZ	Y	0.5	0	0	0	0	-	0
GEOTRACKER	Y	0.125	0	0	-	-	-	0
MINE	Y	1	0	0	0	0	0	0
LIEN	Y	PO	0	-	-	-	-	0
WASTE DISCHG	Y	0.25	0	0	0	-	-	0
EMISSIONS	Y	0.25	0	0	0	-	-	0
CDL	Y	0.125	0	0	-	-	-	0

Tribal

No Tribal additional environmental record sources available for this State.

County

Total: 0 3 3 1 0 7

* PO – Property Only

* 'Property and adjoining properties' database search radii are set at 0.25 miles.

Executive Summary: Site Report Summary - Project Property

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Direction</i>	<i>Distance (mi/ft)</i>	<i>Elev Diff (ft)</i>	<i>Page Number</i>
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No records found in the selected databases for the project property.

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
1	ENVIROSTOR	COTTONWOOD ELEMENTARY SCHOOL	SE OF S MOONEY BLVD, E OF S FOSTER AVE & N OF SOLANO AVE. TULARE CA 93274 <i>Estor/EPA ID Cleanup Status:</i> 60002122 NO FURTHER ACTION AS OF 4/6/2017	NE	0.06 / 321.48	1	18
1	SCH	COTTONWOOD ELEMENTARY SCHOOL	SE OF S MOONEY BLVD, E OF S FOSTER AVE & N OF SOLANO AVE. TULARE CA 93274 <i>Estor/EPA ID Cleanup Status:</i> 60002122 NO FURTHER ACTION AS OF 4/6/2017	NE	0.06 / 321.48	1	20
2	RCRA NON GEN	TULARE COUNTY ENVIRONMENTAL HEALTH	2082 E FOSTER DR TULARE CA 93274-6918 <i>EPA Handler ID:</i> CAH111000838	NW	0.06 / 340.61	1	22
3	LUST	TULARE/FOSTER FIRE STATION	2082 FOSTER DR TULARE CA 93274 <i>Global ID Status Date Status:</i> T0610700357 9/4/1996 COMPLETED - CASE CLOSED	WNW	0.13 / 689.12	0	23
3	UST SWEEPS	TULARE FIRE STATION	2082 FOSTER DR TULARE CA <i>C C Status:</i> A54-000-123 ACTIVE <i>Tank ID:</i> 000001	WNW	0.13 / 689.12	0	25
4	DELISTED TNK	KWIK SERVE	1370 E BARDSLEY AVE TULARE CA 93274	W	0.17 / 909.84	-1	25
5	PFAS IND	MISQUEZ TRUCKING	TULARE CA	WNW	0.35 / 1,839.60	1	25

Executive Summary: Summary by Data Source

Standard

Federal

RCRA NON GEN - RCRA Non-Generators

A search of the RCRA NON GEN database, dated Jul 10, 2023 has found that there are 1 RCRA NON GEN site(s) within approximately 0.25 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
TULARE COUNTY ENVIRONMENTAL HEALTH	2082 E FOSTER DR TULARE CA 93274-6918	NW	0.06 / 340.61	2
<i>EPA Handler ID: CAH111000838</i>				

State

ENVIROSTOR - EnviroStor Database

A search of the ENVIROSTOR database, dated Jun 1, 2023 has found that there are 1 ENVIROSTOR site(s) within approximately 1.00 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
COTTONWOOD ELEMENTARY SCHOOL	SE OF S MOONEY BLVD, E OF S FOSTER AVE & N OF SOLANO AVE. TULARE CA 93274	NE	0.06 / 321.48	1
<i>Estor/EPA ID Cleanup Status: 60002122 NO FURTHER ACTION AS OF 4/6/2017</i>				

LUST - Leaking Underground Fuel Tank Reports

A search of the LUST database, dated Jul 13, 2023 has found that there are 1 LUST site(s) within approximately 0.50 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
TULARE/FOSTER FIRE STATION	2082 FOSTER DR TULARE CA 93274	WNW	0.13 / 689.12	3
<i>Global ID Status Date Status: T0610700357 9/4/1996 COMPLETED - CASE CLOSED</i>				

UST SWEEPS - Statewide Environmental Evaluation and Planning System

A search of the UST SWEEPS database, dated Oct 1, 1994 has found that there are 1 UST SWEEPS site(s) within approximately 0.25 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
TULARE FIRE STATION	2082 FOSTER DR TULARE CA	WNW	0.13 / 689.12	3
<i>C C Status: A54-000-123 ACTIVE Tank ID: 000001</i>				

DELISTED TNK - Delisted Storage Tanks

A search of the DELISTED TNK database, dated Jul 5, 2023 has found that there are 1 DELISTED TNK site(s) within approximately 0.25 miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
KWIK SERVE	1370 E BARDSLEY AVE TULARE CA 93274	W	0.17 / 909.84	4

Non Standard

Federal

PFAS IND - PFAS Industry Sectors

A search of the PFAS IND database, dated Apr 16, 2023 has found that there are 1 PFAS IND site(s) within approximately 0.50 miles of the project property.

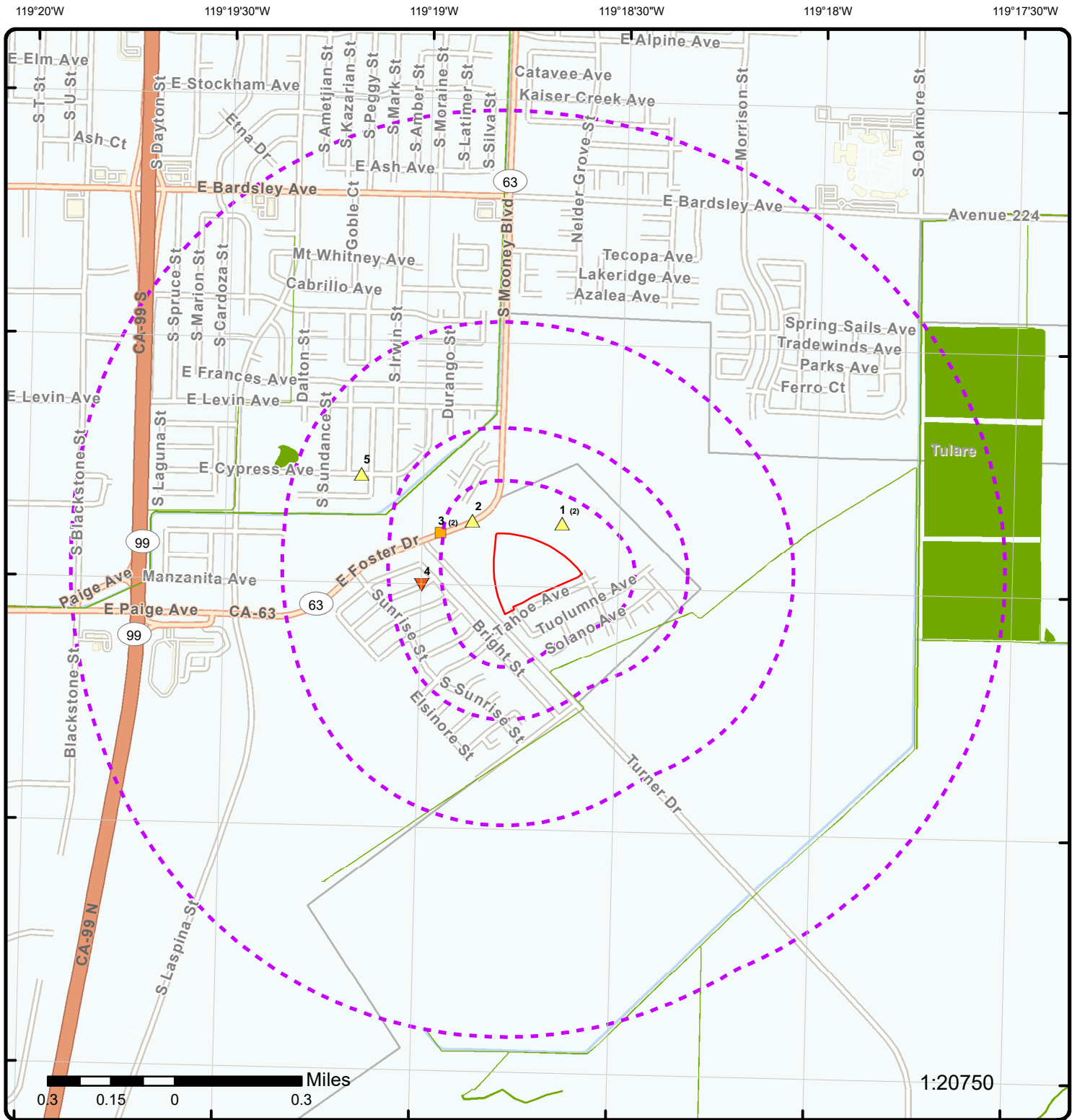
<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
MISQUEZ TRUCKING	TULARE CA	WNW	0.35 / 1,839.60	5

State

SCH - School Property Evaluation Program Sites

A search of the SCH database, dated Jun 1, 2023 has found that there are 1 SCH site(s) within approximately 1.00 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
COTTONWOOD ELEMENTARY SCHOOL	SE OF S MOONEY BLVD, E OF S FOSTER AVE & N OF SOLANO AVE. TULARE CA 93274 <i>Estor/EPA ID Cleanup Status: 60002122 NO FURTHER ACTION AS OF 4/6/2017</i>	NE	0.06 / 321.48	1

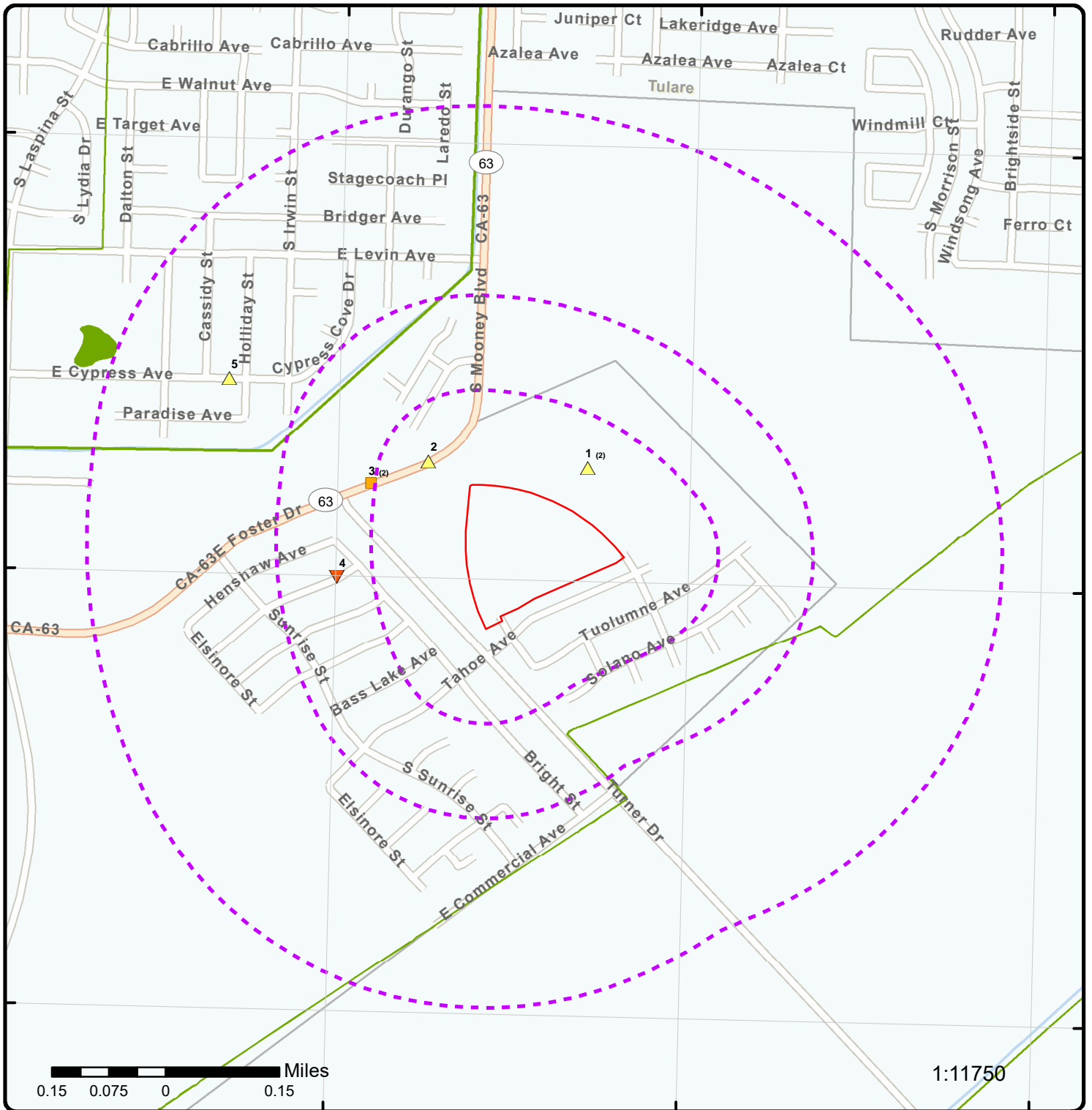


Map: 1.0 Mile Radius

Order Number: 23101601678
 Address: Mooney Blvd & Foster Drive, Tulare, CA



- Project Property
- Buffer Outline
- ▲ Sites with Higher Elevation
- Sites with Same Elevation
- ▼ Sites with Lower Elevation
- Sites with Unknown Elevation
- Areas with Higher Elevation
- Areas with Same Elevation
- Areas with Lower Elevation
- Areas with Unknown Elevation
- Freeways; Highways
- Traffic Circle; Ramp
- Major & Minor Arterial
- Traffic Circle; Ramp
- Local Road
- Rail
- State
- Country
- National Wetland
- Indian Reserve Land
- Plume
- 100 Year Flood Zone
- 500 Year Flood Zone
- FWS Special Designation Areas
- National Priorities List (Active, Delisted, Proposed, Institutional Control)



Map: 0.5 Mile Radius

Order Number: 23101601678

Address: Money Blvd & Foster Drive, Tulare, CA



Project Property

Buffer Outline

Sites with Higher Elevation

Sites with Same Elevation

Sites with Lower Elevation

Sites with Unknown Elevation

Areas with Higher Elevation

Areas with Same Elevation

Areas with Lower Elevation

Areas with Unknown Elevation

Freeways; Highways

Traffic Circle; Ramp

Major & Minor Arterial

Traffic Circle; Ramp

Local Road

Rail

State

Country

National Wetland

Indian Reserve Land

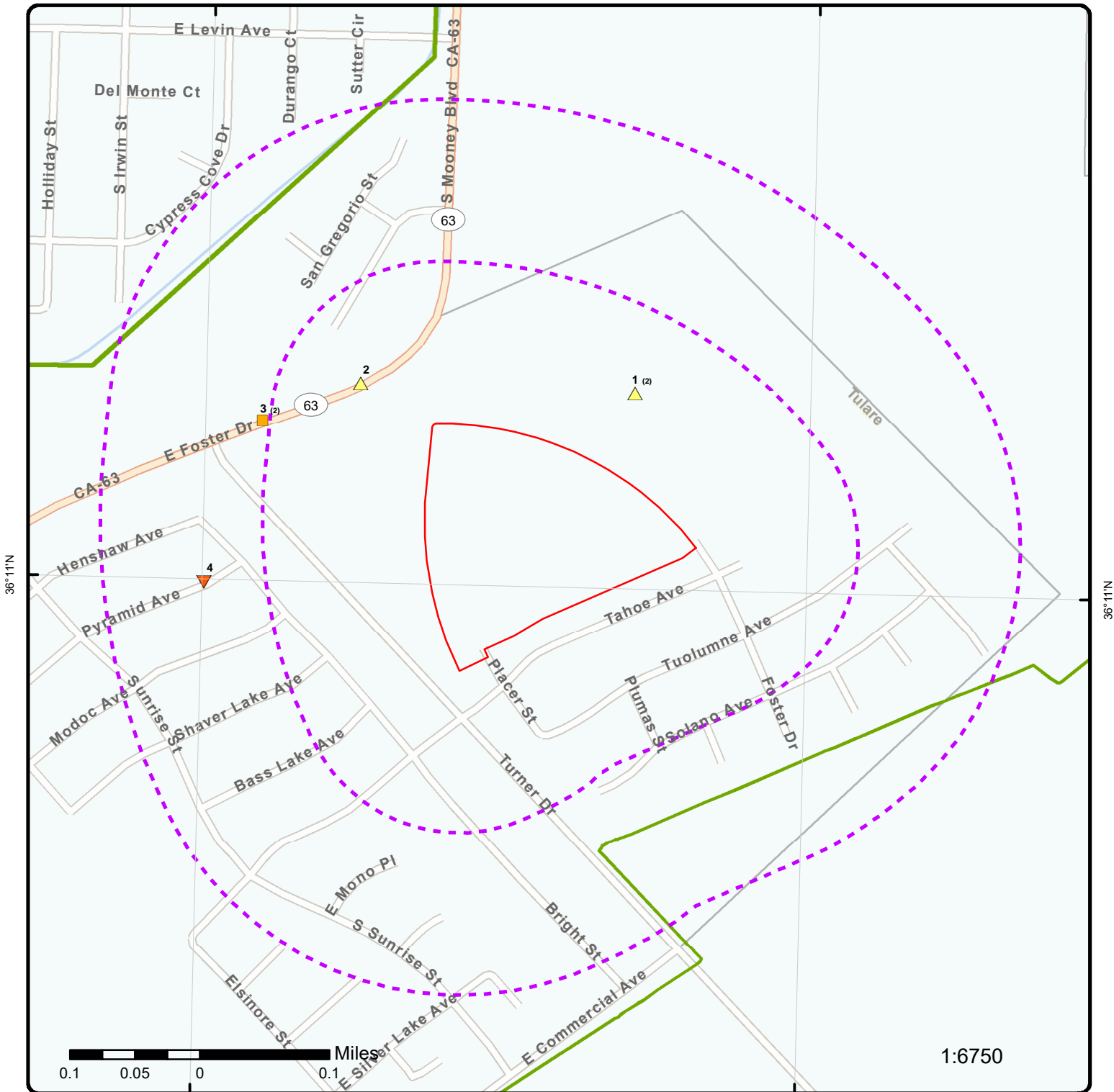
Plume

100 Year Flood Zone

500 Year Flood Zone

FWS Special Designation Areas

National Priorities List (Active, Delisted, Proposed, Institutional Control)



Map: 0.25 Mile Radius

Order Number: 23101601678

Address: Mooney Blvd & Foster Drive, Tulare, CA



Project Property
 Buffer Outline

- ▲ Sites with Higher Elevation
- Sites with Same Elevation
- ▼ Sites with Lower Elevation
- Sites with Unknown Elevation
- Areas with Higher Elevation
- Areas with Same Elevation
- Areas with Lower Elevation
- Areas with Unknown Elevation

- Freeways; Highways
- Traffic Circle; Ramp
- Major & Minor Arterial
- Traffic Circle; Ramp
- Local Road
- Rail

- State
- Country
- National Wetland
- Indian Reserve Land
- Plume
- 100 Year Flood Zone
- 500 Year Flood Zone

- FWS Special Designation Areas
- National Priorities List (Active, Delisted, Proposed, Institutional Control)

119°19'W

119°18'30"W

36°11'30"N

36°11'30"N

36°11'N

36°11'N

36°10'30"N

36°10'30"N



Aerial Year: 2021

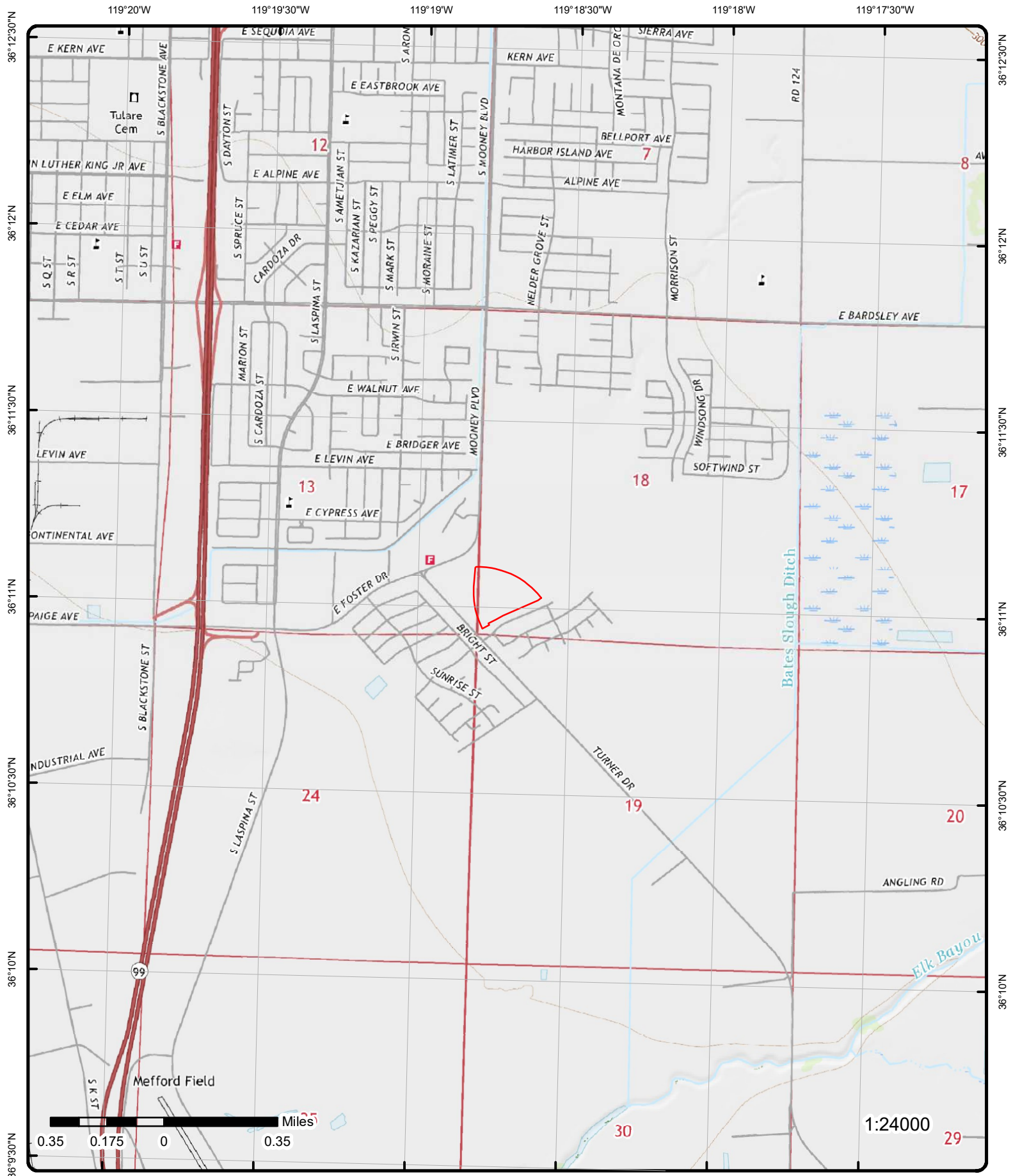
Address: Mooney Blvd & Foster Drive, Tulare, CA

Source: ESRI World Imagery

Order Number: 23101601678



© ERIS Information Inc.



Topographic Map Year: 2021

Address: Mooney Blvd & Foster Drive, CA

Quadrangle(s): Tulare CA

Source: USGS Topographic Map

Order Number: 23101601678



© ERIS Information Inc.

Detail Report

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<u>1</u>	1 of 2	NE	0.06 / 321.48	285.54 / 1	COTTONWOOD ELEMENTARY SCHOOL SE OF S MOONEY BLVD, E OF S FOSTER AVE & N OF SOLANO AVE. TULARE CA 93274	ENVIROSTOR

Estor/EPA ID: 60002122 Site Code: 104734 Nat Priority List: NO APN: 184-100-008, 184-100-009, 184-100-011 Census Tract: 6107002400 Site Type: SCHOOL Address Description: SE OF S MOONEY BLVD, E OF S FOSTER AVE & N OF SOLANO AVE. Office: NORTHERN CALIFORNIA SCHOOLS & SANTA SUSANA Special Program: Funding: SCHOOL DISTRICT Cleanup Status: NO FURTHER ACTION AS OF 4/6/2017 Cleanup Oversight Agencies: DTSC - SITE CLEANUP PROGRAM - LEAD AGENCY School District: TULARE CITY ELEMENTARY SCHOOL DISTRICT Past Use that Caused Contam: AGRICULTURAL - ORCHARD, AGRICULTURAL - ROW CROPS Potential Media Affected: SOIL, UNDER INVESTIGATION Potential Contamin of Concern:	Assembly District: 33 Senate District: 16 Permit Renewal Lead: Public Partici Spclst: Project Manager: JOSE LUEVANO County: TULARE Latitude: 36.1855162579703 Longitude: -119.310728638964 Acres: 26.68 ACRES Supervisor: JOSE SALCEDO
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ARSENIC
 NATURALLY OCCURRING ASBESTOS (NOA)
 ORGANOCHLORINE PESTICIDES (8081 OCPS)
 PETROLEUM

Site History:

According to the draft Preliminary Environmental Assessment (PEA) Workplan, the approximately 26.68-acre parcel, identified by the County of Tulare as Assessor's Parcel Numbers (APNs): 184-100-009 and portions of 184-100-008 and 184-100-011, and located southeast of S. Mooney Boulevard, east of S. Foster Avenue and north of Solano Avenue, Tulare, County, California (Site). The Site is bordered to the north by agricultural property and rural residence; to the east by agricultural property; to the south by a residential subdivision and agricultural property; and to the west by agricultural property, vacant land followed by Turner Drive/E. Foster Drive and residential subdivisions. The Tulare City School District (District) plans to develop the Site with an elementary school. The school will be designed to facilitate 1200 students in 48 classrooms.

The Site is currently used for various agricultural crop productions and a storm water detention basin. There is no record of any on-site structures. The draft PEA Workplan includes activities to investigate potential presence from the following recognized environmental conditions that may pose a threat to human health and the environment:

- Residual organochlorine pesticides (OCPs) and arsenic in surface soils from agricultural land use;
- OCPs, metals, total petroleum hydrocarbons (TPH), polycyclic aromatic hydrocarbons (PAHs) within the storm water basin; and
- OCPs, lead, arsenic, PAHs and TPH motor oil range around the wellhead located near the northwestern corner of the Site.

On Jan 23, 2015, DTSC received the draft PEA Workplan. On Feb 9, 2015, DTSC issued comments on the draft PEA Workplan. On Mar 18, 2015, DTSC received e-copy of the final PEA Workplan. On Mar 23, 2015, DTSC received two bound copies of the final PEA Workplan. On Mar 25, 2015, DTSC approved the PEA Workplan for implementation.

On Apr 1, 2015, the PEA Workplan was implemented.

On May 27, 2015, DTSC received one bound copy of the draft PEA Report, a second copy was requested. An e-copy of the Draft PEA Report was provided via an e-mail dated May 26, 2015. The 30-day Public Review and Comment period will run from May 26 through June 25, 2015. A Public Hearing has been scheduled for June 23, 2015.

On Jun 22, 2015, DTSC issued comments on the draft PEA Report. On Jul 31, 2015, DTSC PM received e-copy of MS Track Changes proposed revisions to the PEA Report. On Sep 14, 2015, DTSC received e-copy of final PEA Report. On Sep 18, 2015, DTSC approved the PEA with a further

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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action determination for TPH-motor oil release in the area of the ag-well.

On Oct 7, 2016, DTSC received a PEA Addendum with modified site boundaries. The modified boundaries no longer include the area subject to further action. On Oct 12, 2016, DTSC issued amended PEA determination of NFA required based on revised project boundaries..

Status: NO FURTHER ACTION
Program Type: SCHOOL EVALUATION
CalEnviroScreen Score: 75-80%
Summary Link: https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=60002122

Completed Activities

Title: IS/MND - DTSC Review: Tulare City SD, Cottonwood ES (104734)
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60002122&enforcement_id=60406336
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: CEQA - Responsible Agency Review
Date Completed: 2/29/2016
Comments: On Feb 29, 2016, DTSC issued comments on the IS/MND.

Title: PEA Workplan: Tulare City ESD, Cottonwood ES (104734)
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60002122&doc_id=60386620
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Preliminary Endangerment Assessment Workplan
Date Completed: 3/25/2015
Comments: On Mar 25, 2015, DTSC approved the PEA Workplan for implementation.

Title: EOA Application
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60002122&doc_id=60386448
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Environmental Oversight Agreement Application
Date Completed: 11/3/2014
Comments: District submitted EOP application via email on 11/03/14.

Title: Letter RE: Refund
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60002122&enforcement_id=60437510
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Correspondence
Date Completed: 10/19/2017
Comments: Letter RE: Refund of Duplicate Invoice Payment dated 10/19/17.

Title: PEA REPORT: Tulare City SD, Cottonwood ES (104734)
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60002122&doc_id=60391350
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Preliminary Endangerment Assessment Report
Date Completed: 10/12/2016
Comments: On Sep 18, 2015, DTSC approved the PEA with a further action determination.

Title: EOA
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60002122&enforcement_id=60386450
Area Name:
Area Link:
Sub Area:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Sub Area Link:
Document Type: Environmental Oversight Agreement
Date Completed: 11/26/2014
Comments: EOA signed by all parties, fully executed on Nov. 26, 2014.

1	2 of 2	NE	0.06 / 321.48	285.54 / 1	COTTONWOOD ELEMENTARY SCHOOL SE OF S MOONEY BLVD, E OF S FOSTER AVE & N OF SOLANO AVE. TULARE CA 93274	SCH
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Estor/EPA ID:	60002122	Acres:	26.68 ACRES
Nat Priority List:	NO	Supervisor:	JOSE SALCEDO
Census Tract:	6107002400	County:	TULARE
Permit Renewal Lead:		Latitude:	36.1855162579703
Project Manager:	JOSE LUEVANO	Longitude:	-119.310728638964
Site Code:	104734		
Cleanup Status:	NO FURTHER ACTION AS OF 4/6/2017		
Cleanup Oversight Agencies:	DTSC - SITE CLEANUP PROGRAM - LEAD AGENCY		
Assembly District:	33		
Senate District:	16		
School District:	TULARE CITY ELEMENTARY SCHOOL DISTRICT		
Office:	NORTHERN CALIFORNIA SCHOOLS & SANTA SUSANA		
Public Participatn Spclst:			
Special Program:			
Funding:	SCHOOL DISTRICT		
Site Type:	SCHOOL		
APN:	184-100-008, 184-100-009, 184-100-011		
Past Use that Caused Contam:	AGRICULTURAL - ORCHARD, AGRICULTURAL - ROW CROPS		
Potential Media Affected:	SOIL, UNDER INVESTIGATION		
Potential Contamin of Concern:			

ARSENIC
 NATURALLY OCCURRING ASBESTOS (NOA)
 ORGANOCHLORINE PESTICIDES (8081 OCPS)
 PETROLEUM

SITE HISTORY:

According to the draft Preliminary Environmental Assessment (PEA) Workplan, the approximately 26.68-acre parcel, identified by the County of Tulare as Assessor's Parcel Numbers (APNs): 184-100-009 and portions of 184-100-008 and 184-100-011, and located southeast of S. Mooney Boulevard, east of S. Foster Avenue and north of Solano Avenue, Tulare, County, California (Site). The Site is bordered to the north by agricultural property and rural residence; to the east by agricultural property; to the south by a residential subdivision and agricultural property; and to the west by agricultural property, vacant land followed by Turner Drive/E. Foster Drive and residential subdivisions. The Tulare City School District (District) plans to develop the Site with an elementary school. The school will be designed to facilitate 1200 students in 48 classrooms.

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On May 27, 2015, DTSC received one bound copy of the draft PEA Report, a second copy was requested. An e-copy of the Draft PEA Report was provided via an e-mail dated May 26, 2015. The 30-day Public Review and Comment period will run from May 26 through June 25, 2015. A Public Hearing has been scheduled for June 23, 2015.

On Jun 22, 2015, DTSC issued comments on the draft PEA Report. On Jul 31, 2015, DTSC PM received e-copy of MS Track Changes proposed revisions to the PEA Report. On Sep 14, 2015, DTSC received e-copy of final PEA Report. On Sep 18, 2015, DTSC approved the PEA with a further action determination for TPH-motor oil release in the area of the ag-well.

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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On Oct 7, 2016, DTSC received a PEA Addendum with modified site boundaries. The modified boundaries no longer include the area subject to further action On Oct 12, 2016, DTSC issued amended PEA determination of NFA required based on revised project boundaries..

Status: NO FURTHER ACTION
Program Type: SCHOOL EVALUATION
CalEnviroScreen Score: 75-80%
Summary Link: https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=60002122

Completed Activities

Title: EOA Application
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60002122&doc_id=60386448
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Environmental Oversight Agreement Application
Date Completed: 11/3/2014
Comments: District submitted EOP application via email on 11/03/14.

Title: Letter RE: Refund
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60002122&enforcement_id=60437510
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Correspondence
Date Completed: 10/19/2017
Comments: Letter RE: Refund of Duplicate Invoice Payment dated 10/19/17.

Title: IS/MND - DTSC Review: Tulare City SD, Cottonwood ES (104734)
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60002122&enforcement_id=60406336
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: CEQA - Responsible Agency Review
Date Completed: 2/29/2016
Comments: On Feb 29, 2016, DTSC issued comments on the IS/MND.

Title: PEA REPORT: Tulare City SD, Cottonwood ES (104734)
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60002122&doc_id=60391350
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Preliminary Endangerment Assessment Report
Date Completed: 10/12/2016
Comments: On Sep 18, 2015, DTSC approved the PEA with a further action determination.

Title: EOA
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60002122&enforcement_id=60386450
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Environmental Oversight Agreement
Date Completed: 11/26/2014
Comments: EOA signed by all parties, fully executed on Nov. 26, 2014.

Title: PEA Workplan: Tulare City ESD, Cottonwood ES (104734)
Title Link: https://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60002122&doc_id=60386620
Area Name:
Area Link:
Sub Area:
Sub Area Link:
Document Type: Preliminary Endangerment Assessment Workplan

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Date Completed: 3/25/2015
Comments: On Mar 25, 2015, DTSC approved the PEA Workplan for implementation.

2	1 of 1	NW	0.06 / 340.61	285.02 / 1	TULARE COUNTY ENVIRONMENTAL HEALTH 2082 E FOSTER DR TULARE CA 93274-6918	RCRA NON GEN
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EPA Handler ID: CAH111000838
Gen Status Universe: No Report
Contact Name: JAY JOHNSON
Contact Address: 5957 S MOONEY BLVD , , VISALIA , CA, 93277-0000 ,
Contact Phone No and Ext: 559-733-6441
Contact Email:
Contact Country:
County Name: TULARE
EPA Region: 09
Land Type:
Receive Date: 20000106
Location Latitude: 36.184293
Location Longitude: -119.314467

Violation/Evaluation Summary

Note: NO RECORDS: As of Jul 2023, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20000106
Handler Name: TULARE COUNTY ENVIRONMENTAL HEALTH
Source Type: Implementer
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Owner	Street No:	
Type:	Other	Street 1:	5957 S MOONEY BLVD
Name:	TULARE COUNTY	Street 2:	
Date Became Current:		City:	VISALIA
Date Ended Current:		State:	CA
Phone:	000-000-0000	Country:	
Source Type:	Implementer	Zip Code:	93277-0000

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Owner/Operator Ind:	Current Operator	Street No:	
Type:	Other	Street 1:	5957 S MOONEY BLVD
Name:	JAY JOHNSON	Street 2:	
Date Became Current:		City:	VISALIA
Date Ended Current:		State:	CA
Phone:	559-733-6441	Country:	
Source Type:	Implementer	Zip Code:	93277-0000

<u>3</u>	1 of 2	WNW	0.13 / 689.12	284.54 / 0	TULARE/FOSTER FIRE STATION 2082 FOSTER DR TULARE CA 93274	LUST
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Global ID:	T0610700357	Census Tract:	6107002904
Status Date:	9/4/1996	Match Key:	T0610700357
Case Type:	LUST CLEANUP SITE	County:	TULARE
Oil Field:		Latitude:	36.1850631
Oil Field Operator:		Longitude:	-119.3160748
Status:	COMPLETED - CASE CLOSED	RWQCB Region:	

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

CUF Case:	NO
Lead Agency:	TULARE COUNTY
Case Worker:	JOE
Local Agency:	TULARE COUNTY
RB Case No:	5T54000382
Local Case No:	
File Location:	
Potential COC:	Gasoline
Potential Media of Concern:	Soil
Begin Date:	4/3/1996
How Discovered:	Tank Closure
How Discovered Description:	
Stop Method:	
Stop Description:	
Calwater Watershed Name:	South Valley Floor - Kaweah Delta (558.10)
DWR GW Subbasin Name:	San Joaquin Valley - Kaweah (5-022.11)
Disadvantaged Community:	
CalEnvScreen Score:	
Coordinate Source:	Google Map Move
Discharge Cause:	Unknown
Discharge Source:	Other
EPA Region:	9
Leak Reported Dt:	1996-05-31 00:00:00
Military DoD Site:	No
No Further Action Dt:	1996-09-04 00:00:00
Qty Risd Gallons:	
Facility Project Sub Type:	
Calenviroscreen 3 Score:	71-75%
Calenviroscreen 4 Score:	65-70%
Site History:	

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Contacts

Contact Type:	Local Agency Caseworker - Primary Caseworker
Contact Name:	JOEL MARTENS
Organization Name:	TULARE COUNTY
Address:	5957 So. Mooney Blvd
City:	Visalia
Email:	jmartens@tularehhsa.org
Phone No:	5596247419

LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Status History

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Status: Completed - Case Closed
Status Date: 9/4/1996

Status: Open - Site Assessment
Status Date: 5/31/1996

Status: Open - Case Begin Date
Status Date: 4/3/1996

LUST Sites from GeoTracker Search - Regulatory Profile

Site Facility Name: TULARE/FOSTER FIRE STATION
Site Facility Type: LUST CLEANUP SITE
Cleanup Status: COMPLETED - CASE CLOSED
Address: 2082 FOSTER DR
City: TULARE
Zip: 93274
County: TULARE
Report Link: https://geotracker.waterboards.ca.gov/profile_report?global_id=T0610700357
Cleanup Status Detail: COMPLETED - CASE CLOSED AS OF 9/4/1996
Project Status:
Cleanup History Link: https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0610700357&tabname=regulatoryhistory
Potential COC: GASOLINE
Potential Media of Concern: SOIL
File Location:
User Defined Beneficial Use:
Designated Beneficial Use: MUN, AGR, IND, PROC, REC_1, REC_2
DWR GW Sub Basin: San Joaquin Valley - Kaweah (5-022.11)
Calwater Watershed Name: South Valley Floor - Kaweah Delta (558.10)
Post Closure Site Management:
Future Land Use:
Cleanup Oversight Agencies: TULARE COUNTY (LEAD)
CASEWORKER: JOEL MARTENS
CENTRAL VALLEY RWQCB (REGION 5F) - CASE #: 5T54000382

CUF Claim No:
CUF Priority Assig:
CUF Amount Paid:
WDR Place Type:
WDR File No:
WDR Order No:
Project Oversight Agencies:
Facility Type:
Composting Method:
Grndwtr Monitoring Frequency:
Designated Beneficial Use Desc: Municipal and Domestic Supply, Agricultural Supply, Industrial Service Supply, Industrial Process Supply, Water Contact Recreation, Non-Contact Water Recreation
Site History:

No site history available

LUST Sites from GeoTracker Search - Cleanup Status History

Status: Completed - Case Closed
Date : 9/4/1996

Status: Open - Site Assessment
Date : 5/31/1996

Status: Open - Case Begin Date
Date : 4/3/1996

Sites from GeoTracker Search - Regulatory Activities (as of May 25, 2023)

Action Type: Leak Action

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Action:		Leak Reported				
Action Date:		5/31/1996				
Received Issue Date:						
Doc Link:						
Title Description Comments:						
Action Type:		Leak Action				
Action:		Leak Discovery				
Action Date:		4/3/1996				
Received Issue Date:						
Doc Link:						
Title Description Comments:						

<u>3</u>	2 of 2	WNW	0.13 / 689.12	284.54 / 0	TULARE FIRE STATION 2082 FOSTER DR TULARE CA	UST SWEEPS
C C:	A54-000-123			D Filename:	SITE11A	
BOE:	44-029499			Page No:	131	
Comp:	123			County:	TULARE	
Status:	ACTIVE			State :	CA	
No of Tanks:	1			Zip:	93274	
Jurisdict:	TULARE COUNTY			Latitude:	0	
Agency:	COUNTY OF TULARE - U.S.T.			Longitude:	0	
Phone:				Georesult:	N	

Tank Details

Tank ID:	000001			S Contain:		
O Tank ID:	T01			Stg:	P	
SWRCB No:	54-000-000123-000001			Storage :		
Removed:				Storage Type:	PRODUCT	
Installed:				P Contain:		
A Date:	04-20-88			Content:	UNKNOWN	
Capac:	1000			ONA:		
Tank Use:	M.V. FUEL			D File Name:	TANK11	

<u>4</u>	1 of 1	W	0.17 / 909.84	282.96 / -1	KWIK SERVE 1370 E BARDSLEY AVE TULARE CA 93274	DELISTED TNK
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Delisted Storage Tanks

Facility ID:	FA1013767			County:	Tulare	
Latitude:	36.1833			Original Source:	UST	
Longitude:	-119.3166			Record Date:	30-JAN-2017	
Permitting Agency:						

<u>5</u>	1 of 1	WNW	0.35 / 1,839.60	285.27 / 1	MISQUEZ TRUCKING TULARE CA	PFAS IND
Status:	Active			Fac Fips Code:	06107	
Industry:	Waste Management			Fac Indian Cntry Flg:	N	
Compliance Status:	No Violation Identified			Fac Derived Huc:	18030012	
EPA Programs:	RCRA			Fac Derived Wbd:	180300060901	
Federal Facility:	No			Fac Derived Cd113:	22	
Federal Agency:	-			Fac Derived Cb2010:	061070029041026	
Fac Snc Flg:	N			Fac Informal Count:	0	
AIR Flag:	N			Last Informal Action:	-	
NPDES Flag:	N			Formal Action Count:	0	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
SDWIS Flag:	N				Last Formal Action:	-
RCRAFlag:	Y				Fac Total Penalties:	0
TRI Flag:	N				Fac Penalty Count:	-
GHG Flag:	N				Date Last Penalty:	-
TRI IDs:	-				Last Penalty Amt:	-
TRI Releases Trnsfrs:	-				Fac Qtrs With Nc:	0
TRI on Site Releases:	-				Programs With Snc:	0
TRI off Site Trnsfrs:	-				Fac Percent Minority:	65.558
TRI Reporter:	-				Fac Pop Den:	1594.1
Fac Imp Water Flg:	-				Count:	1
Fac Major Flag:	-				Fac County:	TULARE
Fac Active Flag:	Y				State Other :	
Fac Inspection Count:	0				Region:	09
Date Last Inspection:	-				Latitude:	36.18706
Days Last Inspection:	-				Longitude:	-119.31925
Fac Derived Tribes:		Santa Rosa Indian Community of the Santa Rosa Rancheria, California	- 23.9 mile(s)			
AIR IDs:	-					
CAA Permit Types:	-					
CAA NAICS:	-					
CAA SICS:	-					
NPDES IDs:	-					
CWA Permit Types:	-					
CWA NAICS:	-					
CWA SICS:	-					
RCRA IDs:		CAR000190298				
RCRA Permit Types:		Transporter				
RCRA NAICS:		562111 562112				
SDWA IDs:	-					
SDWA System Types:	-					
SDWA Compliance Status:	-					
SDWA Snc Flag:	N					
Fac Collection Meth:		ADDRESS MATCHING-HOUSE NUMBER				
EJSCREEN Flag Us:	Y					
EJSCREEN Report:		https://ejscreen.epa.gov/mapper/mobile/EJSCREEN_mobile.aspx?geometry=%7B%22x%22:-119.31925,%22y%22:36.18706,%22spatialReference%22:%7B%22wkid%22:4326%7D%7D&unit=9035&areatype=&areaid=&basemap=streets&distance=1				
ECHO Facility Report:		https://echo.epa.gov/detailed-facility-report?fid=110033623657				

Unplottable Summary

Total: 0 Unplottable sites

DB	Company Name/Site Name	Address	City	Zip	ERIS ID
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No unplottable records were found that may be relevant for the search criteria.

Unplottable Report

No unplottable records were found that may be relevant for the search criteria.

Appendix: Database Descriptions

Environmental Risk Information Services (ERIS) can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to ERIS at the time of update. ERIS updates databases as set out in ASTM Standard E1527-13 and E1527-21, Section 8.1.8 Sources of Standard Source Information:

"Government information from nongovernmental sources may be considered current if the source updates the information at least every 90 days, or, for information that is updated less frequently than quarterly by the government agency, within 90 days of the date the government agency makes the information available to the public."

Standard Environmental Record Sources

Federal

National Priority List:

NPL

Sites on the United States Environmental Protection Agency (EPA)'s National Priorities List of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program. The NPL, which EPA is required to update at least once a year, is based primarily on the score a site receives from EPA's Hazard Ranking System. A site must be on the NPL to receive money from the Superfund Trust Fund for remedial action. Sites are represented by boundaries where available in the EPA Superfund Site Boundaries maintained by the Shared Enterprise Geodata and Services (SEGS). Site boundaries represent the footprint of a whole site, the sum of all of the Operable Units and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. Where there is no polygon boundary data available for a given site, the site is represented as a point.

Government Publication Date: May 25, 2023

National Priority List - Proposed:

PROPOSED NPL

Sites proposed by the United States Environmental Protection Agency (EPA), the state agency, or concerned citizens for addition to the National Priorities List (NPL) due to contamination by hazardous waste and identified by the EPA as a candidate for cleanup because it poses a risk to human health and/or the environment. Sites are represented by boundaries where available in the EPA Superfund Site Boundaries maintained by the Shared Enterprise Geodata and Services (SEGS). Site boundaries represent the footprint of a whole site, the sum of all of the Operable Units and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. Where there is no polygon boundary data available for a given site, the site is represented as a point.

Government Publication Date: May 25, 2023

Deleted NPL:

DELETED NPL

Sites deleted from the United States Environmental Protection Agency (EPA)'s National Priorities List. 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. Sites are represented by boundaries where available in the EPA Superfund Site Boundaries maintained by the Shared Enterprise Geodata and Services (SEGS). Site boundaries represent the footprint of a whole site, the sum of all of the Operable Units and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. Where there is no polygon boundary data available for a given site, the site is represented as a point.

Government Publication Date: May 25, 2023

SEMS List 8R Active Site Inventory:

SEMS

The U.S. Environmental Protection Agency's (EPA) Superfund Program has deployed the Superfund Enterprise Management System (SEMS), which integrates multiple legacy systems into a comprehensive tracking and reporting tool. This inventory contains active sites evaluated by the Superfund program that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The Active Site Inventory Report displays site and location information at active SEMS sites. An active site is one at which site assessment, removal, remedial, enforcement, cost recovery, or oversight activities are being planned or conducted. This data includes SEMS sites from the List 8R Active file as well as applicable sites from the SEMS GIS/REST file layer obtained from EPA's Facility Registry Service.

Government Publication Date: Jul 26, 2023

SEMS List 8R Archive Sites:

[SEMS ARCHIVE](#)

The U.S. Environmental Protection Agency's (EPA) Superfund Enterprise Management System (SEMS) Archived Site Inventory displays site and location information at sites archived from SEMS. An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. This data includes sites from the List 8R Archived site file.

Government Publication Date: Jul 26, 2023

Inventory of Open Dumps, June 1985:

[ODI](#)

The Resource Conservation and Recovery Act (RCRA) provides for publication of an inventory of open dumps. The Act defines "open dumps" as facilities which do not comply with EPA's "Criteria for Classification of Solid Waste Disposal Facilities and Practices" (40 CFR 257).

Government Publication Date: Jun 1985

Comprehensive Environmental Response, Compensation and Liability Information System -

[CERCLIS](#)

CERCLIS:

Superfund is a program administered by the United States Environmental Protection Agency (EPA) to locate, investigate, and clean up the worst hazardous waste sites throughout the United States. CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The EPA administers the Superfund program in cooperation with individual states and tribal governments; this database is made available by the EPA.

Government Publication Date: Oct 25, 2013

EPA Report on the Status of Open Dumps on Indian Lands:

[IODI](#)

Public Law 103-399, The Indian Lands Open Dump Cleanup Act of 1994, enacted October 22, 1994, identified congressional concerns that solid waste open dump sites located on American Indian or Alaska Native (AI/AN) lands threaten the health and safety of residents of those lands and contiguous areas. The purpose of the Act is to identify the location of open dumps on Indian lands, assess the relative health and environment hazards posed by those sites, and provide financial and technical assistance to Indian tribal governments to close such dumps in compliance with Federal standards and regulations or standards promulgated by Indian Tribal governments or Alaska Native entities.

Government Publication Date: Dec 31, 1998

CERCLIS - No Further Remedial Action Planned:

[CERCLIS NFRAP](#)

An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. The Archive designation means 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 this site on the National Priorities List (NPL). This 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 a potential NPL site.

Government Publication Date: Oct 25, 2013

CERCLIS Liens:

[CERCLIS LIENS](#)

A Federal Superfund lien exists at any property where EPA has incurred Superfund costs to address contamination ("Superfund site") and has provided notice of liability to the property owner. A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. This database is made available by the United States Environmental Protection Agency (EPA). This database was provided by the United States Environmental Protection Agency (EPA). Refer to SEMS LIEN as the current data source for Superfund Liens.

Government Publication Date: Jan 30, 2014

RCRA CORRACTS-Corrective Action:

[RCRA CORRACTS](#)

RCRA Info is the U.S. Environmental Protection Agency's (EPA) 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. At these sites, the Corrective Action Program ensures that cleanups occur. EPA and state regulators work with facilities and communities to design remedies based on the contamination, geology, and anticipated use unique to each site.

Government Publication Date: Jul 10, 2023

RCRA non-CORRACTS TSD Facilities:

[RCRA TSD](#)

RCRA Info is the U.S. Environmental Protection Agency's (EPA) 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. This database includes Non-Corrective Action sites listed as treatment, storage and/or disposal facilities of hazardous waste as defined by RCRA.

Government Publication Date: Jul 10, 2023

RCRA Generator List:

[RCRA LQG](#)

RCRA Info is the U.S. Environmental Protection Agency's (EPA) 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. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Large Quantity Generators (LQGs) generate 1,000 kilograms per month or more of hazardous waste or more than one kilogram per month of acutely hazardous waste.

Government Publication Date: Jul 10, 2023

RCRA Small Quantity Generators List:

[RCRA SQG](#)

RCRA Info is the U.S. Environmental Protection Agency's (EPA) 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. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Small Quantity Generators (SQGs) generate more than 100 kilograms, but less than 1,000 kilograms, of hazardous waste per month.

Government Publication Date: Jul 10, 2023

RCRA Very Small Quantity Generators List:

[RCRA VSQG](#)

RCRA Info is the U.S. Environmental Protection Agency's (EPA) 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. A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Very Small Quantity Generators (VSQG) generate 100 kilograms or less per month of hazardous waste, or one kilogram or less per month of acutely hazardous waste. Additionally, VSQG may not accumulate more than 1,000 kilograms of hazardous waste at any time.

Government Publication Date: Jul 10, 2023

RCRA Non-Generators:

[RCRA NON GEN](#)

RCRA Info is the U.S. Environmental Protection Agency's (EPA) 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. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Non-Generators do not presently generate hazardous waste.

Government Publication Date: Jul 10, 2023

RCRA Sites with Controls:

[RCRA CONTROLS](#)

List of Resource Conservation and Recovery Act (RCRA) facilities with institutional controls in place. RCRA gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances.

Government Publication Date: Jul 10, 2023

Federal Engineering Controls-ECs:

[FED ENG](#)

This list of Engineering controls (ECs) is provided by the United States Environmental Protection Agency (EPA). ECs encompass a variety of engineered and constructed physical barriers (e.g., soil capping, sub-surface venting systems, mitigation barriers, fences) to contain and/or prevent exposure to contamination on a property. The EC listing includes remedy component data from Superfund decision documents issued in fiscal years 1982-2021 for applicable sites on the final or deleted on the National Priorities List (NPL); and sites with a Superfund Alternative Approach (SAA) Agreement in place. The only sites included that are not on the NPL; proposed for NPL; or removed from proposed NPL, are those with an SAA Agreement in place.

Government Publication Date: Aug 23, 2023

Federal Institutional Controls- ICs:

[FED INST](#)

This list of Institutional controls (ICs) is provided by the United States Environmental Protection Agency (EPA). ICs are non-engineered instruments, such as administrative and legal controls, that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. Although it is EPA's expectation that treatment or engineering controls will be used to address principal threat wastes and that groundwater will be returned to its beneficial use whenever practicable, ICs play an important role in site remedies because they reduce exposure to contamination by limiting land or resource use and guide human behavior at a site. The IC listing includes remedy component data from Superfund decision documents issued in fiscal years 1982-2021 for applicable sites on the final or deleted on the National Priorities List (NPL); and sites with a Superfund Alternative Approach (SAA) Agreement in place. The only sites included that are not on the NPL; proposed for NPL; or removed from proposed NPL, are those with an SAA Agreement in place.

Government Publication Date: Aug 23, 2023

Land Use Control Information System:

LUCIS

The LUCIS database is maintained by the U.S. Department of the Navy and contains information for former Base Realignment and Closure (BRAC) properties across the United States.

Government Publication Date: Sep 1, 2006

Institutional Control Boundaries at NPL sites:

NPL IC

Boundaries of Institutional Control areas at sites on the United States Environmental Protection Agency (EPA)'s National Priorities List, or Proposed or Deleted, made available by the EPA's Shared Enterprise Geodata and Services (SEGS). United States Environmental Protection Agency (EPA)'s National Priorities List of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program. Institutional controls are non-engineered instruments such as administrative and legal controls that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy.

Government Publication Date: May 25, 2023

Emergency Response Notification System:

ERNS 1982 TO 1986

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1982-1986

Emergency Response Notification System:

ERNS 1987 TO 1989

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1987-1989

Emergency Response Notification System:

ERNS

Database of oil and hazardous substances spill reports made available by the United States Coast Guard National Response Center (NRC). The NRC fields initial reports for pollution and railroad incidents and forwards that information to appropriate federal/state agencies for response. These data contain initial incident data that has not been validated or investigated by a federal/state response agency.

Government Publication Date: Apr 3, 2023

The Assessment, Cleanup and Redevelopment Exchange System (ACRES) Brownfield Database:

FED BROWNFIELDS

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties protects the environment, reduces blight, and takes development pressures off greenspaces and working lands. This data is provided by the United States Environmental Protection Agency (EPA) and includes Brownfield sites from the Cleanups in My Community (CIMC) web application.

Government Publication Date: Sep 13, 2022

FEMA Underground Storage Tank Listing:

FEMA UST

The Federal Emergency Management Agency (FEMA) of the Department of Homeland Security maintains a list of FEMA owned underground storage tanks.

Government Publication Date: Dec 31, 2017

Facility Response Plan:

FRP

This listing contains facilities that have submitted Facility Response Plans (FRPs) to the U.S. Environmental Protection Agency (EPA). Facilities that could reasonably be expected to cause "substantial harm" to the environment by discharging oil into or on navigable waters are required to prepare and submit FRPs. Harm is determined based on total oil storage capacity, secondary containment and age of tanks, oil transfer activities, history of discharges, proximity to a public drinking water intake or sensitive environments. This listing includes FRP facilities from an applicable EPA FOIA file and Homeland Infrastructure Foundation-Level Data (HIFLD) data file.

Government Publication Date: May 2, 2023

Delisted Facility Response Plans:

DELISTED FRP

Facilities that once appeared in - and have since been removed from - the list of facilities that have submitted Facility Response Plans (FRP) to EPA. Facilities that could reasonably be expected to cause "substantial harm" to the environment by discharging oil into or on navigable waters are required to prepare and submit Facility Response Plans (FRPs). Harm is determined based on total oil storage capacity, secondary containment and age of tanks, oil transfer activities, history of discharges, proximity to a public drinking water intake or sensitive environments.

Government Publication Date: May 2, 2023

Historical Gas Stations:

[HIST GAS STATIONS](#)

This historic directory of service stations is provided by the Cities Service Company. The directory includes Cities Service filling stations that were located throughout the United States in 1930.

Government Publication Date: Jul 1, 1930

Petroleum Refineries:

[REFN](#)

List of petroleum refineries from the U.S. Energy Information Administration (EIA) Refinery Capacity Report. Includes operating and idle petroleum refineries (including new refineries under construction) and refineries shut down during the previous year located in the 50 States, the District of Columbia, Puerto Rico, the Virgin Islands, Guam, and other U.S. possessions. Survey locations adjusted using public data.

Government Publication Date: Sep 20, 2023

Petroleum Product and Crude Oil Rail Terminals:

[BULK TERMINAL](#)

List of petroleum product and crude oil rail terminals made available by the U.S. Energy Information Administration (EIA). Includes operable bulk petroleum product terminals located in the 50 States and the District of Columbia with a total bulk shell storage capacity of 50,000 barrels or more, and/or the ability to receive volumes from tanker, barge, or pipeline; also rail terminals handling the loading and unloading of crude oil that were active between 2017 and 2018. Petroleum product terminals comes from the EIA-815 Bulk Terminal and Blender Report, which includes working, shell in operation, and shell idle for several major product groupings. Survey locations adjusted using public data.

Government Publication Date: Jun 29, 2022

LIEN on Property:

[SEMS LIEN](#)

The U.S. Environmental Protection Agency's (EPA) Superfund Enterprise Management System (SEMS) provides Lien details on applicable properties, such as the Superfund lien on property activity, the lien property information, and the parties associated with the lien.

Government Publication Date: Jul 26, 2023

Superfund Decision Documents:

[SUPERFUND ROD](#)

This database contains a list of decision documents for Superfund sites. Decision documents serve to provide the reasoning for the choice of (or) changes to a Superfund Site cleanup plan. The decision documents include completed Records of Decision (ROD), ROD Amendments, Explanations of Significant Differences (ESD) for active and archived sites stored in the Superfund Enterprise Management System (SEMS), along with other associated memos and files. This information is maintained and made available by the U.S. Environmental Protection Agency.

Government Publication Date: May 25, 2023

Formerly Utilized Sites Remedial Action Program:

[DOE FUSRAP](#)

The U.S. Department of Energy (DOE) established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from the Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations. The DOE Office of Legacy Management (LM) established long-term surveillance and maintenance (LTS&M) requirements for remediated FUSRAP sites. DOE evaluates the final site conditions of a remediated site on the basis of risk for different future uses. DOE then confirms that LTS&M requirements will maintain protectiveness.

Government Publication Date: Mar 4, 2017

State

State Response Sites:

[RESPONSE](#)

A list of identified confirmed release sites where the Department of Toxic Substances Control (DTSC) is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk. This database is state equivalent NPL.

Government Publication Date: Jun 1, 2023

EnviroStor Database:

[ENVIROSTOR](#)

The EnviroStor Data Management System is made available by the Department of Toxic Substances Control (DTSC). Includes Corrective Action sites, Tiered Permit sites, Historical Sites and Evaluation/Investigation sites. This database is state equivalent CERCLIS.

Government Publication Date: Jun 1, 2023

Delisted State Response Sites:

[DELISTED ENVS](#)

Sites removed from the list of State Response Sites made available by the EnviroStor Data Management System, Department of Toxic Substances Control (DTSC).

Government Publication Date: Jun 1, 2023

Solid Waste Information System (SWIS):

SWF/LF

The Solid Waste Information System (SWIS) database made available by the Department of Resources Recycling and Recovery (CalRecycle) contains information on solid waste facilities, operations, and disposal sites throughout the State of California. The types of facilities found in this database include landfills, transfer stations, material recovery facilities, composting sites, transformation facilities, waste tire sites, and closed disposal sites.

Government Publication Date: Aug 10, 2023

Solid Waste Disposal Sites with Waste Constituents Above Hazardous Waste Levels:

SWRCB SWF

This is a list of solid waste disposal sites identified by California State Water Resources Control Board with waste constituents above hazardous waste levels outside the waste management unit.

Government Publication Date: Sep 20, 2006

Waste Management Unit Database:

WMUD

The Waste Management Unit Database System tracks and inventories waste management units. CCR Title 27 contains criteria stating that Waste Management Units are classified according to their ability to contain wastes. Containment shall be determined by geology, hydrology, topography, climatology, and other factors relating to the ability of the Unit to protect water quality. Water Code Section 13273.1 requires that operators submit a water quality solid waste assessment test (SWAT) report to address leak status. The WMUDS was last updated by the State Water Resources control board in 2000.

Government Publication Date: Jan 1, 2000

EnviroStor Hazardous Waste Facilities:

HWP

A list of hazardous waste facilities including permitted, post-closure and historical facilities found in the Department of Toxic Substances Control (DTSC) EnviroStor database.

Government Publication Date: Jun 1, 2023

Sites Listed in the Solid Waste Assessment Test (SWAT) Program Report:

SWAT

In a 1993 Memorandum of Understanding, the State Water Resources Control Board (SWRCB) agreed to submit a comprehensive report on the Solid Waste Assessment Test (SWAT) Program to the California Integrated Waste Management Board (CIWMB). This report summarizes the work completed to date on the SWAT Program, and addresses both the impacts that leakage from solid waste disposal sites (SWDS) may have upon waters of the State and the actions taken to address such leakage.

Government Publication Date: Dec 31, 1995

Construction and Demolition Debris Recyclers:

C&D DEBRIS RECY

This listing of Construction and Demolition Debris Recyclers is maintained by the California Intergrated Waste Management Board-common C&D materials include lumber, drywall, metals, masonry (brick, concrete, etc.), carpet, plastic, pipe, rocks, dirt, paper, cardboard, or green waste related to land development.

Government Publication Date: Jun 20, 2018

Recycling Centers:

RECYCLING

This list of Certified Recycling Centers that are operating under the state of California's Beverage Container Recycling Program is maintained by the California Department of Resources Recycling and Recovery.

Government Publication Date: Jul 10, 2023

Listing of Certified Processors:

PROCESSORS

This list of Certified Processors that are operating under the state of California's Beverage Container Recycling Program is maintained by the California Department of Resources Recycling and Recovery.

Government Publication Date: Jul 10, 2023

Listing of Certified Dropoff, Collection, and Community Service Programs:

CONTAINER RECY

This list of Certified Dropoff, Collection, and Community Service Programs (non-buyback) operating under the state of California's Beverage Container Recycling Program is maintained by the California Department of Resources Recycling and Recovery.

Government Publication Date: Jul 17, 2023

Land Disposal Sites:

LDS

Land Disposal Sites in GeoTracker, the State Water Resources Control Board (SWRCB)'s data management system. The Land Disposal program regulates of waste discharge to land for treatment, storage and disposal in waste management units. Waste management units include waste piles, surface impoundments, and landfills.

Government Publication Date: Jul 13, 2023

Leaking Underground Fuel Tank Reports:

LUST

List of Leaking Underground Storage Tanks within the Cleanup Sites data in GeoTracker database. GeoTracker is the State Water Resources Control Board's (SWRCB) data management system for managing sites that impact groundwater, especially those that require groundwater cleanup (Underground Storage Tanks, Department of Defense and Site Cleanup Program) as well as permitted facilities such as operating Underground Storage Tanks. The Leak Prevention Program that overlooks LUST sites is the SWRCB in California's Environmental Protection Agency.

Government Publication Date: Jul 13, 2023

Delisted Leaking Storage Tanks:

DELISTED LST

List of Leaking Underground Storage Tanks (LUST) cleanup sites removed from GeoTracker, the State Water Resources Control Board (SWRCB)'s database system, as well as sites removed from the SWRCB's list of UST Case closures.

Government Publication Date: Jul 13, 2023

Permitted Underground Storage Tank (UST) in GeoTracker:

UST

List of Permitted Underground Storage Tank (UST) sites made available by the State Water Resources Control Board (SWRCB) in California's Environmental Protection Agency (EPA).

Government Publication Date: Aug 14, 2023

Proposed Closure of Underground Storage Tank Cases:

UST CLOSURE

This listing includes Proposed Closure of Underground Storage Tank (UST) Cases which are being considered for closure by either the State Water Resources Control Board at a Future Board Meeting or the Executive Director that have been posted for a 60-day public comment period, and Closure of UST Cases with Closure Denials and Approved Orders. The lists are provided by the California Water Boards.

Government Publication Date: Jun 13, 2023

Historical Hazardous Substance Storage Information Database:

HHSS

The Historical Hazardous Substance Storage database contains information collected in the 1980s from facilities that stored hazardous substances. The information was originally collected on paper forms, was later transferred to microfiche, and recently indexed as a searchable database. When using this database, please be aware that it is based upon self-reported information submitted by facilities which has not been independently verified. It is unlikely that every facility responded to the survey and the database should not be expected to be a complete inventory of all facilities that were operating at that time. This database is maintained by the California State Water Resources Control Board's (SWRCB) Geotracker.

Government Publication Date: Aug 27, 2015

Statewide Environmental Evaluation and Planning System:

UST SWEEPS

The Statewide Environmental Evaluation and Planning System (SWEEPS) is a historical listing of active and inactive underground storage tanks made available by the California State Water Resources Control Board (SWRCB).

Government Publication Date: Oct 1, 1994

Aboveground Storage Tanks:

AST

A statewide list from 2009 of aboveground storage tanks (ASTs) made available by the Cal FIRE Office of the State Fire Marshal (OSFM). This list is no longer maintained or updated by the Cal FIRE OSFM.

Government Publication Date: Aug 31, 2009

SWRCB Historical Aboveground Storage Tanks:

AST SWRCB

A list of aboveground storage tanks made available by the California State Water Resources Control Board (SWRCB). Effective January 1, 2008, the Certified Unified Program Agencies (CUPAs) are vested with the responsibility and authority to implement the Aboveground Petroleum Storage Act (APSA).

Government Publication Date: Dec 1, 2007

Oil and Gas Facility Tanks:

TANK OIL GAS

Locations of oil and gas tanks that fall under the jurisdiction of the Geologic Energy Management Division of the California Department of Conservation (CalGEM) (CCR 1760). CalGEM was formerly the Division of Oil, Gas, and Geothermal Resources (DOGGR).

Government Publication Date: Jul 10, 2023

Delisted Storage Tanks:

DELISTED TNK

This database contains a list of storage tank sites that were removed by the State Water Resources Control Board (SWRCB) in California's Environmental Protection Agency (EPA) and the Cal FIRE Office of State Fire Marshal (OSFM).

Government Publication Date: Jul 5, 2023

California Environmental Reporting System (CERS) Tanks:

[CERS TANK](#)

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. The CalEPA oversees the statewide implementation of the Unified Program which applies regulatory standards to protect Californians from hazardous waste and materials.

Government Publication Date: Jul 10, 2023

Delisted California Environmental Reporting System (CERS) Tanks:

[DELISTED CTNK](#)

This database contains a list of Aboveground Petroleum Storage and Underground Storage Tank sites that were removed from in the California Environmental Protection Agency (CalEPA) Regulated Site Portal.

Government Publication Date: Jul 10, 2023

Historical Hazardous Substance Storage Container Information - Facility Summary:

[HIST TANK](#)

The State Water Resources Control Board maintained the Hazardous Substance Storage Containers listing and inventory in th 1980s. This facility summary lists historic tank sites where the following container types were present: farm motor vehicle fuel tanks; waste tanks; sumps; pits, ponds, lagoons, and others; and all other product tanks. This set, published in May 1988, lists facility and owner information, as well as the number of containers. This data is historic and will not be updated.

Government Publication Date: May 27, 1988

Site Mitigation and Brownfields Reuse Program Facility Sites with Land Use Restrictions:

[LUR](#)

The Department of Toxic Substances Control (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 land use restrictions that are active. Some sites have multiple land use restrictions.

Government Publication Date: Jun 1, 2023

CALSITES Database:

[CALSITES](#)

This historical database was maintained by the Department of Toxic Substance Control (DTSC) for more than a decade. CALSITES contains information on Brownfield properties with confirmed or potential hazardous contamination. In 2006, DTSC introduced EnviroStor as the latest Brownfields site database.

Government Publication Date: May 1, 2004

Hazardous Waste Management Program Facility Sites with Deed / Land Use Restrictions:

[HLUR](#)

The Department of Toxic Substances Control (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.

Government Publication Date: Feb 18, 2021

Deed Restrictions and Land Use Restrictions:

[DEED](#)

List of Deed Restrictions, Land Use Restrictions and Covenants in GeoTracker made available by the State Water Resources Control Board (SWRCB) in California's Environmental Protection Agency. A deed restriction (land use covenant) may be required to facilitate the remediation of past environmental contamination and to protect human health and the environment by reducing the risk of exposure to residual hazardous materials.

Government Publication Date: Jul 13, 2023

Voluntary Cleanup Program:

[VCP](#)

List of sites in the Voluntary Cleanup Program made available by the Department of Toxic Substances and Control (DTSC). The Voluntary Cleanup Program was designed to respond to lower priority sites. Under the Voluntary Cleanup Program, DTSC enters site-specific agreements with project proponents for DTSC oversight of site assessment, investigation, and/or removal or remediation activities, and the project proponents agree to pay DTSC's reasonable costs for those services.

Government Publication Date: Jun 1, 2023

GeoTracker Cleanup Program Sites:

[CLEANUP SITES](#)

A list of Cleanup Program sites in the state of California made available by The State Water Resources Control Board (SWRCB) of the California Environmental Protection Agency (EPA). SWRCB tracks leaking underground storage tank cleanups as well as other water board cleanups.

Government Publication Date: Jul 13, 2023

Delisted Cleanup Program Sites:

[DELISTED CLEANUP](#)

A list of Cleanup Program sites which were once included - and have since been removed from - the list of Cleanup Program Sites in GeoTracker. GeoTracker is the State Water Resource Control Boards' data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Government Publication Date: Jul 13, 2023

Delisted County Records:

[DELISTED COUNTY](#)

Records removed from county or CUPA databases. Records may be removed from the county lists made available by the respective county departments because they are inactive, or because they have been deemed to be below reportable thresholds.

Government Publication Date: Sep 27, 2023

Tribal

Leaking Underground Storage Tanks on Tribal/Indian Lands:

[INDIAN LUST](#)

This list of leaking underground storage tanks (LUSTs) on Tribal/Indian Lands in Region 9, which includes California, is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Apr 19, 2023

Underground Storage Tanks on Tribal/Indian Lands:

[INDIAN UST](#)

This list of underground storage tanks (USTs) on Tribal/Indian Lands in Region 9, which includes California, is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Apr 19, 2023

Delisted Tribal Leaking Storage Tanks:

[DELISTED INDIAN LST](#)

Leaking Underground Storage Tank (LUST) facilities which once appeared on - and have since been removed from - the Regional Tribal/Indian LUST lists made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Apr 26, 2023

Delisted Tribal Underground Storage Tanks:

[DELISTED INDIAN UST](#)

Underground Storage Tank (UST) facilities which once appeared on - and have since been removed from - the Regional Tribal/Indian UST lists made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Apr 26, 2023

County

Tulare County - CUPA List:

[CUPA TULARE](#)

The Certified Unified Program Agency (CUPA) unifies and consolidates under one roof the various requirements for businesses handling hazardous materials, generating or treating hazardous wastes, or operating aboveground or underground storage tanks. CUPA thereby enhances consistency, reduces duplication, and simplifies compliance for the regulated public. The Tulare County Environmental Health Division was certified as a CUPA in December, 1996.

Government Publication Date: May 12, 2023

Additional Environmental Record Sources

Federal

Facility Registry Service/Facility Index:

[FINDS/FRS](#)

The Facility Registry Service (FRS) is a centrally managed database that identifies facilities, sites, or places subject to environmental regulations or of environmental interest. FRS creates high-quality, accurate, and authoritative facility identification records through rigorous verification and management procedures that incorporate information from program national systems, state master facility records, and data collected from EPA's Central Data Exchange registrations and data management personnel. This list is made available by the U.S. Environmental Protection Agency (EPA).

Government Publication Date: Mar 2, 2023

Toxics Release Inventory (TRI) Program:

TRIS

The U.S. Environmental Protection Agency's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of toxic chemicals from U.S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment. There are currently 770 individually listed chemicals and 33 chemical categories covered by the TRI Program. Facilities that manufacture, process or otherwise use these chemicals in amounts above established levels must submit annual reporting forms for each chemical. Note that the TRI chemical list does not include all toxic chemicals used in the U.S. One of TRI's primary purposes is to inform communities about toxic chemical releases to the environment.

Government Publication Date: Oct 19, 2022

PFOA/PFOS Contaminated Sites:

PFAS NPL

This list of Superfund Sites with Per- and Polyfluoroalkyl Substances (PFAS) detections is made available by the U.S. Environmental Protection Agency (EPA) in their PFAS Analytic Tools data, previously the list was obtained by EPA FOIA requests. EPA's Office of Land and Emergency Management and EPA Regional Offices maintain what is known about site investigations, contamination, and remedial actions under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) where PFAS is present in the environment. Limitations: Detections of PFAS at National Priorities List (NPL) sites do not mean that people are at risk from PFAS, are exposed to PFAS, or that the site is the source of the PFAS. The information in the Superfund NPL and Superfund Alternative Agreement (SAA) PFAS detection site list is years old and may not be accurate today. Site information such as site name, site ID, and location has been confirmed for accuracy; however, PFAS-related information such as media sampled, drinking water being above the health advisory, or mitigation efforts has not been verified. For Federal Facilities data, the other Federal agencies (OFA) are the lead agency for their data and provided them to EPA.

Government Publication Date: Sep 14, 2023

Federal Agency Locations with Known or Suspected PFAS Detections:

PFAS FED SITES

List of Federal agency locations with known or suspected detections of Per- and Polyfluoroalkyl Substances (PFAS), made available by the U.S. Environmental Protection Agency (EPA) in their PFAS Analytic Tools data. EPA outlines that these data are gathered from several federal entities, such as the Federal Superfund program, Department of Defense (DOD), National Aeronautics and Space Administration, Department of Transportation, and Department of Energy. The dates this data was extracted for the PFAS Analytic Tools range from March 2022 to April 2023. Sites on this list do not necessarily reflect the source/s of PFAS contamination and detections do not indicate level of risk or human exposure at the site. Agricultural notifications in this data are limited to DOD sites only. At this time, the EPA is aware that this list is not comprehensive of all Federal agencies.

Government Publication Date: Apr 24, 2023

SSEHRI PFAS Contamination Sites:

PFAS SSEHRI

This PFAS Contamination Site Tracker database is compiled by the Social Science Environmental Health Research Institute (SSEHRI) at Northeastern University. According to the SSEHRI, the database records qualitative and quantitative data from each known site of PFAS contamination, including timeline of discovery, sources, levels, health impacts, community response, and government response. The goal of this database is to compile information and support public understanding of the rapidly unfolding issue of PFAS contamination. All data presented was extracted from government websites, news articles, or publicly available documents, and this is cited in the tracker. Locations for the Known PFAS Contamination Sites are sourced from the PFAS Sites and Community Resources Map, credited to the Northeastern University's PFAS Project Lab, Silent Spring Institute, and the PFAS-REACH team. Disclaimer: The source conveys the data undergoes regular updates as new information becomes available, some sites may be missing and/or contain information that is incorrect or outdated, as well as their information represents all contamination sites SSEHRI is aware of, not all possible contamination sites. This data is not intended to be used for legal purposes. Access the following source link for the most current information: <https://pfasproject.com/pfas-sites-and-community-resources/>

Government Publication Date: Oct 9, 2022

National Response Center PFAS Spills:

ERNS PFAS

This Per- and Poly-Fluoroalkyl Substances (PFAS) Spills dataset is made available via the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools. The National Response Center (NRC), operated by the U.S. Coast Guard, is the designated federal point of contact for reporting all oil, chemical, and other discharges into the environment, for the United States and its territories. This dataset contains NRC spill information from 1990 to the present that is restricted to records associated with PFAS and PFAS-containing materials. Incidents are filtered to include only records with a "Material Involved" or "Incident Description" related to Aqueous Film Forming Foam (AFFF). The keywords used to filter the data included "AFFF," "Fire Fighting Foam," "Aqueous Film Forming Foam," "Fire Suppressant Foam," "PFAS," "PERFL," "PFOA," "PFOS," and "Genx." Limitations: The data from the NRC website contains initial incident data that has not been validated or investigated by a federal/state response agency. Keyword searches may misidentify some incident reports that do not contain PFAS. This dataset should also not be considered to be exhaustive of all PFAS spills/release incidents.

Government Publication Date: Jun 17, 2023

PFAS NPDES Discharge Monitoring:

PFAS NPDES

This list of National Pollutant Discharge Elimination System (NPDES) permitted facilities with required monitoring for Per- and Polyfluoroalkyl (PFAS) Substances is made available via the U.S. Environmental Protection Agency (EPA)'s PFAS Analytic Tools. Any point-source wastewater discharger to waters of the United States must have a NPDES permit, which defines a set of parameters for pollutants and monitoring to ensure that the discharge does not degrade water quality or impair human health. This list includes NPDES permitted facilities associated with permits that monitor for Per- and Polyfluoroalkyl Substances (PFAS), limited to the years 2007 - present. EPA further advises the following regarding these data: currently, fewer than half of states have required PFAS monitoring for at least one of their permittees, and fewer states have established PFAS effluent limits for permittees. For states that may have required monitoring, some reporting and data transfer issues may exist on a state-by-state basis.

Government Publication Date: May 1, 2023

Perfluorinated Alkyl Substances (PFAS) from Toxic Release Inventory:

[PFAS TRI](#)

List of Toxics Release Inventory (TRI) facilities at which the reported chemical is a per- or polyfluoroalkyl (PFAS) substance included in the U.S. Environmental Protection Agency's (EPA) consolidated PFAS Master List of PFAS Substances. Encompasses Toxics Release Inventory records included in the EPA PFAS Analytic Tools. The EPA's TRI database currently tracks information on disposal or releases of 770 individually listed toxic chemicals and 33 chemical categories from thousands of U.S. facilities and details about how facilities manage those chemicals through recycling, energy recovery, and treatment.

Government Publication Date: Oct 19, 2022

Perfluorinated Alkyl Substances (PFAS) Water Quality:

[PFAS WATER](#)

The Water Quality Portal (WQP) is a cooperative service sponsored by the United States Geological Survey (USGS), the Environmental Protection Agency (EPA), and the National Water Quality Monitoring Council (NWQMC). This listing includes records from the Water Quality Portal where the characteristic (environmental measurement) is in the Environmental Protection Agency (EPA)'s consolidated Master List of PFAS Substances.

Government Publication Date: Jul 20, 2020

PFAS TSCA Manufacture and Import Facilities:

[PFAS TSCA](#)

The U.S. Environmental Protection Agency (EPA) issued the Chemical Data Reporting (CDR) Rule under the Toxic Substances Control Act (TSCA) and requires chemical manufacturers and facilities that manufacture or import chemical substances to report data to EPA. This list is specific only to TSCA Manufacture and Import Facilities with reported per- and poly-fluoroalkyl (PFAS) substances. Data file is sourced from EPA's PFAS Analytic Tools TSCA dataset which includes CDR/Inventory Update Reporting data from 1998 up to 2020. Disclaimer: This data file includes production and importation data for chemicals identified in EPA's CompTox Chemicals Dashboard list of PFAS without explicit structures and list of PFAS structures in DSSTox. Note that some regulations have specific chemical structure requirements that define PFAS differently than the lists in EPA's CompTox Chemicals Dashboard. Reporting information on manufactured or imported chemical substance amounts should not be compared between facilities, as some companies claim Chemical Data Reporting Rule data fields for PFAS information as Confidential Business Information.

Government Publication Date: Jan 5, 2023

PFAS Waste Transfers from RCRA e-Manifest :

[PFAS E-MANIFEST](#)

This Per- and Poly-Fluoroalkyl Substances (PFAS) Waste Transfers dataset is made available via the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools. Every shipment of hazardous waste in the U.S. must be accompanied by a shipment manifest, which is a critical component of the cradle-to-grave tracking of wastes mandated by the Resource Conservation and Recovery Act (RCRA). According to the EPA, currently no Federal Waste Code exists for any PFAS compounds. To work around the lack of PFAS waste codes in the RCRA database, EPA developed the PFAS Transfers dataset by mining e-Manifest records containing at least one of these common PFAS keywords: • PFAS • PFOA • PFOS • PERFL • AFFF • GENX • GEN-X (plus the Vermont state-specific waste codes). Limitations: Amount or concentration of PFAS being transferred cannot be determined from the manifest information. Keyword searches may misidentify some manifest records that do not contain PFAS. This dataset should also not be considered to be exhaustive of all PFAS waste transfers.

Government Publication Date: Apr 9, 2023

PFAS Industry Sectors:

[PFAS IND](#)

This Per- and Poly-Fluoroalkyl Substances (PFAS) Industry Sectors dataset is made available via the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools. The EPA developed the dataset from various sources that show which industries may be handling PFAS including: EPA's Enforcement and Compliance History Online (ECHO) records restricted to potential PFAS-handling industry sectors; ECHO records for Fire Training Sites identified where fire-fighting foam may have been used in training exercises; and 14 CFR Part 139 Airports compiled from historic and current records from the FAA Airport Data and Information Portal. Since July 2006, all certificated Part 139 Airports are required to have fire-fighting foam onsite that meet certain military specifications, which to date have been fluorinated (Aqueous Film Forming Foam). Limitations: Inclusion in this dataset does not indicate that PFAS are being manufactured, processed, used, or released by the facility. Listed facilities potentially handle PFAS based on their industrial profile, but are unconfirmed by the EPA. Keyword searches in ECHO for Fire Training sites may misidentify some facilities and should not be considered to be an exhaustive list of fire training facilities in the U.S.

Government Publication Date: Apr 16, 2023

Hazardous Materials Information Reporting System:

[HMIRS](#)

US DOT - Department of Transportation Pipeline and Hazardous Materials Safety Administration (PHMSA) Incidents Reports Database taken from Hazmat Intelligence Portal, U.S. Department of Transportation.

Government Publication Date: Sep 1, 2020

National Clandestine Drug Labs:

[NCDL](#)

The U.S. Department of Justice ("the Department"), Drug Enforcement Administration (DEA), provides this data 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.

Government Publication Date: Jul 26, 2023

Toxic Substances Control Act:

[TSCA](#)

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The CDR enables EPA to collect and publish information on the manufacturing, processing, and use of commercial chemical substances and mixtures (referred to hereafter as chemical substances) on the TSCA Chemical Substance Inventory (TSCA Inventory). This includes current information on chemical substance production volumes, manufacturing sites, and how the chemical substances are used. This information helps the Agency determine whether people or the environment are potentially exposed to reported chemical substances. EPA publishes submitted CDR data that is not Confidential Business Information (CBI).

Government Publication Date: Apr 11, 2019

Hist TSCA:

[HIST TSCA](#)

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The 2006 IUR data summary report includes information about chemicals manufactured or imported in quantities of 25,000 pounds or more at a single site during calendar year 2005. In addition to the basic manufacturing information collected in previous reporting cycles, the 2006 cycle is the first time EPA collected information to characterize exposure during manufacturing, processing and use of organic chemicals. The 2006 cycle also is the first time manufacturers of inorganic chemicals were required to report basic manufacturing information.

Government Publication Date: Dec 31, 2006

FTTS Administrative Case Listing:

[FTTS ADMIN](#)

An administrative case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

Government Publication Date: Jan 19, 2007

FTTS Inspection Case Listing:

[FTTS INSP](#)

An inspection case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

Government Publication Date: Jan 19, 2007

Potentially Responsible Parties List:

[PRP](#)

Early in the site cleanup process, the U.S. Environmental Protection Agency (EPA) conducts a search to find the Potentially Responsible Parties (PRPs). The EPA looks for evidence to determine liability by matching wastes found at the site with parties that may have contributed wastes to the site. This listing contains PRPs, Noticed Parties, at sites in the EPA's Superfund Enterprise Management System (SEMS).

Government Publication Date: Aug 23, 2023

State Coalition for Remediation of Drycleaners Listing:

[SCRD DRYCLEANER](#)

The State Coalition for Remediation of Drycleaners (SCRD) was established in 1998, with support from the U.S. Environmental Protection Agency (EPA) Office of Superfund Remediation and Technology Innovation. Coalition members are states with mandated programs and funding for drycleaner site remediation. Current members are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin. Since 2017, the SCRCD no longer maintains this data, refer to applicable state source data where available.

Government Publication Date: Nov 08, 2017

Integrated Compliance Information System (ICIS):

[ICIS](#)

The Integrated Compliance Information System (ICIS) database contains integrated enforcement and compliance information across most of U.S. Environmental Protection Agency's (EPA) programs. The vision for ICIS is to replace EPA's independent databases that contain enforcement data with a single repository for that information. Currently, ICIS contains all Federal Administrative and Judicial enforcement actions and a subset of the Permit Compliance System (PCS), which supports the National Pollutant Discharge Elimination System (NPDES). This information is maintained by the EPA Headquarters and at the Regional offices. A future release of ICIS will completely replace PCS and will integrate that information with Federal actions already in the system. ICIS also has the capability to track other activities that support compliance and enforcement programs, including incident tracking, compliance assistance, and compliance monitoring.

Government Publication Date: Jan 21, 2023

Drycleaner Facilities:

FED DRYCLEANERS

A list of drycleaner facilities from Enforcement and Compliance History Online (ECHO) data as made available by the U.S. Environmental Protection Agency (EPA), sourced from the ECHO Exporter file. The EPA tracks facilities that possess NAIC and SIC codes that classify businesses as drycleaner establishments.

Government Publication Date: Apr 15, 2023

Delisted Drycleaner Facilities:

DELISTED FED DRY

List of sites removed from the list of Drycleaner Facilities (sites in the EPA's Integrated Compliance Information System (ICIS) with NAIC or SIC codes identifying the business as a drycleaner establishment).

Government Publication Date: Apr 15, 2023

Formerly Used Defense Sites:

FUDS

Formerly Used Defense Sites (FUDS) are properties that were formerly owned by, leased to, or otherwise possessed by and under the jurisdiction of the Secretary of Defense prior to October 1986, where the Department of Defense (DOD) is responsible for an environmental restoration. The FUDS Annual Report to Congress (ARC) is published by the U.S. Army Corps of Engineers (USACE). This data is compiled from the USACE's Geospatial FUDS data layers and Homeland Infrastructure Foundation-Level Data (HIFLD) FUDS dataset.

Government Publication Date: Jul 12, 2022

FUDS Munitions Response Sites:

FUDS MRS

Boundaries of Munitions Response Sites (MRS), published with the Formerly Used Defense Sites (FUDS) Annual Report to Congress (ARC) by the U.S. Army Corps of Engineers (USACE). An MRS is a discrete location within a Munitions response area (MRA) that is known to require a munitions response. An MRA means any area on a defense site that is known or suspected to contain unexploded ordnance (UXO), discarded military munitions (DMM), or munitions constituents (MC). This data is compiled from the USACE's Geospatial MRS data layers and Homeland Infrastructure Foundation-Level Data (HIFLD) MRS dataset.

Government Publication Date: Jul 12, 2022

Former Military Nike Missile Sites:

FORMER NIKE

This information was taken from report DRXTH-AS-IA-83A016 (Historical Overview of the Nike Missile System, 12/1984) which was performed by Environmental Science and Engineering, Inc. for the U.S. Army Toxic and Hazardous Materials Agency Assessment Division. The Nike system was deployed between 1954 and the mid-1970's. Among the substances used or stored on Nike sites were liquid missile fuel (JP-4); starter fluids (UDKH, aniline, and furfuryl alcohol); oxidizer (IRFNA); hydrocarbons (motor oil, hydraulic fluid, diesel fuel, gasoline, heating oil); solvents (carbon tetrachloride, trichloroethylene, trichloroethane, stoddard solvent); and battery electrolyte. The quantities of material a disposed of and procedures for disposal are not documented in published reports. Virtually all information concerning the potential for contamination at Nike sites is confined to personnel who were assigned to Nike sites. During deactivation most hardware was shipped to depot-level supply points. There were reportedly instances where excess materials were disposed of on or near the site itself at closure. There was reportedly no routine site decontamination.

Government Publication Date: Dec 2, 1984

PHMSA Pipeline Safety Flagged Incidents:

PIPELINE INCIDENT

A list of flagged pipeline incidents made available by the U.S. Department of Transportation (US DOT) Pipeline and Hazardous Materials Safety Administration (PHMSA). PHMSA regulations require incident and accident reports for five different pipeline system types.

Government Publication Date: Dec 30, 2022

Material Licensing Tracking System (MLTS):

MLTS

A list of sites that store radioactive material subject to the Nuclear Regulatory Commission (NRC) licensing requirements. This list is maintained by the NRC. As of September 2016, the NRC no longer releases location information for sites. Site locations were last received in July 2016.

Government Publication Date: May 11, 2021

Historic Material Licensing Tracking System (MLTS) sites:

HIST MLTS

A historic list of sites that have inactive licenses and/or removed from the Material Licensing Tracking System (MLTS). In some cases, a site is removed from the MLTS when the state becomes an "Agreement State". An Agreement State is a State that has signed an agreement with the Nuclear Regulatory Commission (NRC) authorizing the State to regulate certain uses of radioactive materials within the State.

Government Publication Date: Jan 31, 2010

Mines Master Index File:

MINES

The Master Index File (MIF) is provided by the United States Department of Labor, Mine Safety and Health Administration (MSHA). This file, which was originally created in the 1970's, contained many Mine-IDs that were invalid. MSHA removes invalid IDs from the MIF upon discovery. MSHA applicable data includes the following: all Coal and Metal/Non-Metal mines under MSHA's jurisdiction since 1/1/1970; mine addresses for all mines in the database except for Abandoned mines prior to 1998 from MSHA's legacy system (addresses may or may not correspond with the physical location of the mine itself); violations that have been assessed penalties as a result of MSHA inspections beginning on 1/1/2000; and violations issued as a result of MSHA inspections conducted beginning on 1/1/2000.

Government Publication Date: May 1, 2023

Surface Mining Control and Reclamation Act Sites:

SMCRA

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by the Office of Surface Mining Reclamation and Enforcement (OSMRE) to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). This inventory contains information on the type and extent of Abandoned Mine Land (AML) impacts, as well as information on the cost associated with the reclamation of those problems. The data 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. Disclaimer: Per the OSMRE, States and tribes who enter their data into eAMLIS (AML Inventory System) may truncate their latitude and longitude so the precise location of usually dangerous AMLs is not revealed in an effort to protect the public from searching for these AMLs, most of which are on private property. If more precise location information is needed, please contact the applicable state/tribe of interest.

Government Publication Date: Jun 13, 2023

Mineral Resource Data System:

MRDS

The Mineral Resource Data System (MRDS) is a collection of reports describing metallic and nonmetallic mineral resources throughout the world. Included are deposit name, location, commodity, deposit description, geologic characteristics, production, reserves, resources, and references. This database contains the records previously provided in the Mineral Resource Data System (MRDS) of USGS and the Mineral Availability System/Mineral Industry Locator System (MAS/MILS) originated in the U.S. Bureau of Mines, which is now part of USGS. The USGS has ceased systematic updates of the MRDS database with their focus more recently on deposits of critical minerals while providing a well-documented baseline of historical mine locations from USGS topographic maps.

Government Publication Date: Mar 15, 2016

DOE Legacy Management Sites:

LM SITES

The U.S. Department of Energy (DOE) Office of Legacy Management (LM) currently manages radioactive and chemical waste, environmental contamination, and hazardous material at over 100 sites across the U.S. The LM manages sites with diverse regulatory drivers (statutes or programs that direct cleanup and management requirements at DOE sites) or as part of internal DOE or congressionally-recognized programs, such as but not limited to: Formerly Utilized Sites Remedial Action Program (FUSRAP), Uranium Mill Tailings Radiation Control Act (UMTRCA Title I, Title II), Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), Resource Conservation and Recovery Act (RCRA), Decontamination and Decommissioning (D&D), Nuclear Waste Policy Act (NWPA). This site listing includes data exported from the DOE Office of LM's Geospatial Environmental Mapping System (GEMS). GEMS Data disclaimer: The DOE Office of LM makes no representation or warranty, expressed or implied, regarding the use, accuracy, availability, or completeness of the data presented herein.

Government Publication Date: May 25, 2023

Alternative Fueling Stations:

ALT FUELS

This list of alternative fueling stations is sourced from the Alternative Fuels Data Center (AFDC). The U.S. Department of Energy's Office of Energy Efficiency & Renewable Energy launched the AFDC in 1991 as a repository for alternative fuel vehicle performance data, which provides a wealth of information and data on alternative and renewable fuels, advanced vehicles, fuel-saving strategies, and emerging transportation technologies. The data includes Biodiesel (B20 and above), Compressed Natural Gas (CNG), Electric, Ethanol (E85), Hydrogen, Liquefied Natural Gas (LNG), Propane (LPG), and Renewable Diesel (R20 and above) fuel type locations.

Government Publication Date: Aug 30, 2023

Superfunds Consent Decrees:

CONSENT DECREES

This list of Superfund consent decrees is provided by the Department of Justice, Environment & Natural Resources Division (ENRD) through a Freedom of Information Act (FOIA) applicable file. This listing includes Consent Decrees for CERCLA or Superfund Sites filed and/or as proposed within the ENRD's Case Management System (CMS) since 2010. CMS may not reflect the latest developments in a case nor can the agency guarantee the accuracy of the data. ENRD Disclaimer: Congress excluded three discrete categories of law enforcement and national security records from the requirements of the FOIA; response is limited to those records that are subject to the requirements of the FOIA; however, this should not be taken as an indication that excluded records do, or do not, exist.

Air Facility System:

[AFS](#)

This EPA retired Air Facility System (AFS) dataset contains emissions, compliance, and enforcement data on stationary sources of air pollution. Regulated sources cover a wide spectrum; from large industrial facilities to relatively small operations such as dry cleaners. AFS does not contain data on facilities that are solely asbestos demolition and/or renovation contractors, or landfills. ECHO Clean Air Act data from AFS are frozen and reflect data as of October 17, 2014; the EPA retired this system for Clean Air Act stationary sources and transitioned to ICIS-Air.

Government Publication Date: Oct 17, 2014

Registered Pesticide Establishments:

[SSTS](#)

This national list of active EPA-registered foreign and domestic pesticide and/or device-producing establishments is based on data from the Section Seven Tracking System (SSTS). The Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) Section 7 requires that each producing establishment must place its EPA establishment number on the label or immediate container of each pesticide, active ingredient or device produced. An EPA establishment number on a pesticide product label identifies the EPA registered location where the product was produced. The list of establishments is made available by the U.S. Environmental Protection Agency (EPA).

Government Publication Date: Mar 1, 2023

Polychlorinated Biphenyl (PCB) Transformers:

[PCBT](#)

Locations of Transformers Containing Polychlorinated Biphenyls (PCBs) registered with the United States Environmental Protection Agency. PCB transformer owners must register their transformer(s) with EPA. Although not required, PCB transformer owners who have removed and properly disposed of a registered PCB transformer may notify EPA to have their PCB transformer de-registered. Data made available by EPA.

Government Publication Date: Oct 15, 2019

Polychlorinated Biphenyl (PCB) Notifiers:

[PCB](#)

Facilities included in the national list of facilities that have notified the United States Environmental Protection Agency (EPA) of Polychlorinated Biphenyl (PCB) activities. Any company or person storing, transporting or disposing of PCBs or conducting PCB research and development must notify the EPA and receive an identification number.

Government Publication Date: Mar 20, 2023

State

PFAS Sampling Locations:

[PFAS SAMPLING](#)

This data is sourced from the State Water Board's GeoTracker Per- and Polyfluoroalkyl Substances (PFAS) Map tool which contains individual sampling points (i.e., soil boring, groundwater monitoring well, drinking water well for municipal drinking water systems, etc.) or a site location with PFAS analytical data. Includes analytical results that are finalized and submitted electronically by the Responsible Parties via GeoTracker's Electronic Submittal of Information Portal, and after it's accepted by a Regional Water Quality Control Board.

Government Publication Date: Jun 15, 2023

Dry Cleaning Facilities:

[DRYCLEANERS](#)

A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial, linen supply, commercial laundry, dry cleaning and pressing machines - Coin Operated Laundry and Dry Cleaning. This is provided by the Department of Toxic Substance Control.

Government Publication Date: Dec 20, 2021

Delisted Drycleaners:

[DELISTED DRYCLEANERS](#)

Sites removed from the list of drycleaner related facilities that have EPA ID numbers, made available by the California Department of Toxic Substance Control.

Government Publication Date: Jan 31, 2022

Non-Toxic Dry Cleaning Incentive Program:

[DRYC GRANT](#)

A list of grant recipients of the Non-Toxic Dry Cleaning Incentive Program made available by the California Air Resources Board (CARB). The program provides grants to eligible dry cleaning businesses to assist them in transitioning away from PERC machines to alternative non-toxic and non-smog forming technologies.

Government Publication Date: Jan 31, 2022

PFAS GeoTracker Cleanup Sites:

[PFAS GT CLEANUPS](#)

A list of applicable cleanup sites from the State Water Resources Control Board's (SWRCB) GeoTracker data management system where one or more of the potential contaminants of concern are identified in the PFAS Master List of PFAS Substances made available by the Environmental Protection Agency (US EPA).

Government Publication Date: Jul 13, 2023

PFOA/PFOS Groundwater:

PFAS GW

A list of water wells from the Groundwater Ambient Monitoring and Assessment Program (GAMA) Groundwater Information System with the groundwater chemical perfluorooctanoic acid (PFOA) (NL = 0.014 UG/L) or perfluorooctanoic sulfonate (PFOS) (NL = 0.013 UG/L). The GAMA Groundwater Information System search is made available by California Water Boards.

Government Publication Date: Jul 31, 2023

PFAS Investigations:

PFAS INVEST

This list of potential Per- and Polyfluoroalkyl Substance (PFAS) sites is compiled from the California State Water Resources Control Board's (SWRCB) PFAS Investigations Map tool. The SWRCB issued investigative orders, per California Water Code (CWC) Section 13267 and/or 13383, to these sites. This does not mean that PFAS has been produced, used, or discharged at these sites. Orders were also issued to the public water systems to sample wells in the vicinity of these locations. The data includes locations for airports, landfills, suspected chrome plating facilities, publicly owned treatment works (aka wastewater treatment plants), bulk fuel terminals, refineries, and military facilities that have potential sources of PFAS.

Government Publication Date: Nov 28, 2022

Hazardous Waste and Substances Site List - Site Cleanup:

HWSS CLEANUP

The Hazardous Waste and Substances Sites (Cortese) List is a planning document used by the State, local agencies and developers to comply with the California Environmental Quality Act requirements in providing information about the location of hazardous materials release sites. This list is published by California Department of Toxic Substance Control.

Government Publication Date: Mar 15, 2023

Toxic Pit Cleanup Act Sites:

TOXIC PITS

The Toxic Pits Cleanup Act (TPCA) list identifies sites suspected of containing hazardous substances where cleanup has not yet been completed. This list was maintained by the State Water Resources Control Board (SWRCB), is no longer maintained, and updates are not planned.

Government Publication Date: Jul 1, 1995

List of Hazardous Waste Facilities Subject to Corrective Action:

DTSC HWF

This is a list of hazardous waste facilities identified in Health and Safety Code (HSC) § 25187.5. These facilities are those where Department of Toxic Substances Control (DTSC) has taken or contracted for corrective action because a facility owner/operator has failed to comply with a date for taking corrective action in an order issued under HSC § 25187, or because DTSC determined that immediate corrective action was necessary to abate an imminent or substantial endangerment.

Government Publication Date: Jul 18, 2016

EnviroStor Inspection, Compliance, and Enforcement:

INSP COMP ENF

A list of permitted facilities with inspections and enforcements tracked by the California Department of Toxic Substance Control's (DTSC) EnviroStor data management system.

Government Publication Date: Mar 16, 2023

School Property Evaluation Program Sites:

SCH

A list of sites registered with The Department of Toxic Substances Control (DTSC) School Property Evaluation and Cleanup (SPEC) Division. SPEC is responsible for assessing, investigating and cleaning up proposed school sites. The Division ensures that selected properties are free of contamination or, if the properties were previously contaminated, that they have been cleaned up to a level that protects the students and staff who will occupy the new school.

Government Publication Date: Jun 1, 2023

California Hazardous Material Incident Report System (CHMIRS):

CHMIRS

A list of reported hazardous material incidents, spills, and releases from the California Hazardous Material Incident Report System (CHMIRS). This list has been made available by the California Office of Emergency Services (OES).

Government Publication Date: Jul 26, 2023

Historical California Hazardous Material Incident Report System (CHMIRS):

HIST CHMIRS

A list of reported hazardous material incidents, spills, and releases from the California Hazardous Material Incident Report System (CHMIRS) prior to 1993. This list has been made available by the California Office of Emergency Services (OES).

Government Publication Date: Jan 1, 1993

Handlers from Hazardous Waste Manifest Data:

HAZNET

A list of handlers not otherwise classified as Treatment, Storage, Disposal facilities (TSDF) or generators from the facilities and manifests data made available by the California Department of Toxic Substances Control (DTSC) in their Hazardous Waste Tracking System (HWTS).

Government Publication Date: Oct 24, 2016

Generators from Hazardous Waste Manifest Data:

HAZ GEN

List of handlers listed as having generated waste from the facilities and manifests data made available by the California Department of Toxic Substances Control (DTSC) in their Hazardous Waste Tracking System (HWTS).

Government Publication Date: Dec 31, 2017

TSDF from Hazardous Waste Manifest Data:

HAZ TSD

List of Treatment, Storage, and Disposal Facilities (TSDFs) from the facilities and manifests data made available by the California Department of Toxic Substances Control (DTSC) in their Hazardous Waste Tracking System (HWTS).

Government Publication Date: Dec 31, 2017

Historical Hazardous Waste Manifest Data:

HIST MANIFEST

A list of historic hazardous waste manifests received by the Department of Toxic Substances Control (DTSC) from year the 1980 to 1992. The volume of manifests is typically 900,000 - 1,000,000 annually, representing approximately 450,000 - 500,000 shipments.

Government Publication Date: Dec 31, 1992

DTSC Registered Hazardous Waste Transporters:

HW TRANSPORT

The California Department of Toxic Substances Control (DTSC) maintains this list of Registered Hazardous Waste Transporters.

Government Publication Date: Sep 28, 2023

Registered Waste Tire Haulers:

WASTE TIRE

This list of registered waste tire haulers is maintained by the California Department of Resources Recycling and Recovery.

Government Publication Date: Aug 29, 2023

California Medical Waste Management Program Facility List:

MEDICAL WASTE

This list of Medical Waste Management Program Facilities is maintained by the California Department of Public Health. The Medical Waste Management Program (MWMP) regulates the generation, handling, storage, treatment, and disposal of medical waste by providing oversight for the implementation of the Medical Waste Management Act (MWMA). The MWMP permits and inspects all medical waste off-site treatment facilities, medical waste transporters, and medical waste transfer stations. This list contains transporters, treatment, and transfer facilities.

Government Publication Date: Jul 13, 2023

Historical Cortese List:

HIST CORTESE

List of sites which were once included on the Cortese list. The Hazardous Waste and Substances Sites (Cortese) List is a planning document used by the State, local agencies and developers to comply with the California Environmental Quality Act requirements for providing information about the location of hazardous sites.

Government Publication Date: Nov 13, 2008

Cease and Desist Orders and Cleanup and Abatement Orders:

CDO/CAO

The California Environment Protection Agency "Cortese List" of active Cease and Desist Orders (CDO) and Cleanup and Abatement Orders (CAO). This list contains many CDOs and CAOs that do NOT concern the discharge of wastes that are hazardous materials. Many of the listed orders concern, as examples, discharges of domestic sewage, food processing wastes, or sediment that do not contain hazardous materials, but the Water Boards' database does not distinguish between these types of orders.

Government Publication Date: Dec 6, 2021

California Environmental Reporting System (CERS) Hazardous Waste Sites:

CERS HAZ

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the following regulatory programs: Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, RCRA LQ HW Generator. The CalEPA oversees the statewide implementation of the Unified Program which applies regulatory standards to protect Californians from hazardous waste and materials.

Government Publication Date: Jul 10, 2023

Delisted Environmental Reporting System (CERS) Hazardous Waste Sites:

DELISTED HAZ

This database contains a list of sites that were removed from the California Environmental Protection Agency (CalEPA) in the following regulatory programs: Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, RCRA LQ HW Generator.

Government Publication Date: Nov 29, 2018

Sites in GeoTracker:

GEOTRACKER

GeoTracker is the State Water Resource Control Boards' data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater. This is a list of sites in GeoTracker that aren't otherwise categorized as LUST, Land Disposal Sites (LDS), Cleanup Sites, or sites having Waste Discharge Requirements (WDR). This listing includes program types such as Underground Injection Control (UIC), Confined Animal Facilities (CAF), Irrigated Lands Regulatory Program, plans, and non-case information.

Government Publication Date: Jul 13, 2023

Mines Listing:

MINE

This list includes mine site locations extracted from the Mines Online database, maintained by the California Department of Conservation. Mines Online (MOL) is an interactive web map designed with GIS features that provide information such as the mine name, mine status, commodity sold, location, and other mine specific data. Please note: Mine location information is provided to assist experts in determining the location of mine operators in accordance with California Civil Code section 1103.4 and reflects information reported by mine operators in annual reports provided under Public Resources Code section 2207. While the Division of Mine Reclamation (DMR) attempts to populate MOL with accurate location information, the DMR cannot guarantee the accuracy of operator reported location information.

Government Publication Date: Jun 16, 2023

Recorded Environmental Cleanup Liens:

LIEN

The California Department of Toxic Substance Control (DTSC) maintains this list of liens placed upon real properties. A lien is utilized by the DTSC to obtain reimbursement from responsible parties for costs associated with the remediation of contaminated properties.

Government Publication Date: Sep 15, 2023

Waste Discharge Requirements:

WASTE DISCHG

List of sites in California State Water Resources Control Board (SWRCB) Waste Discharge Requirements (WDRs) Program in California, made available by the SWRCB via GeoTracker. The WDR program regulates point discharges that are exempt pursuant to Subsection 20090 of Title 27 and not subject to the Federal Water Pollution Control Act. The scope of the WDRs Program also includes the discharge of wastes classified as inert, pursuant to section 20230 of Title 27.

Government Publication Date: Jul 13, 2023

Toxic Pollutant Emissions Facilities:

EMISSIONS

A list of criteria and toxic pollutant emissions data for facilities in California made available by the California Environmental Protection Agency - Air Resources Board (ARB). Risk data may be based on previous inventory submittals. The toxics data are submitted to the ARB by the local air districts as requirement of the Air Toxics "Hot Spots" Program. This program requires emission inventory updates every four years.

Government Publication Date: Dec 31, 2020

Clandestine Drug Lab Sites:

CDL

The Department of Toxic Substances Control (DTSC) maintains a listing of drug lab sites. DTSC is responsible for removal and disposal of hazardous substances discovered by law enforcement officials while investigating illegal/ clandestine drug laboratories.

Government Publication Date: Jan 19, 2021

Tribal

No Tribal additional environmental record sources available for this State.

County

Definitions

Database Descriptions: This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

Detail Report: This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

Distance: The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries. All values are an approximation.

Direction: The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

Elevation: The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

Executive Summary: This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

Map Key: The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

Unplottables: These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and are included as reference.

EXHIBIT C-2

GENERAL PUBLIC RECORDS

Provided by:

S1/2 SEC.18, T.20S., R.25E., M.D.B.&M.

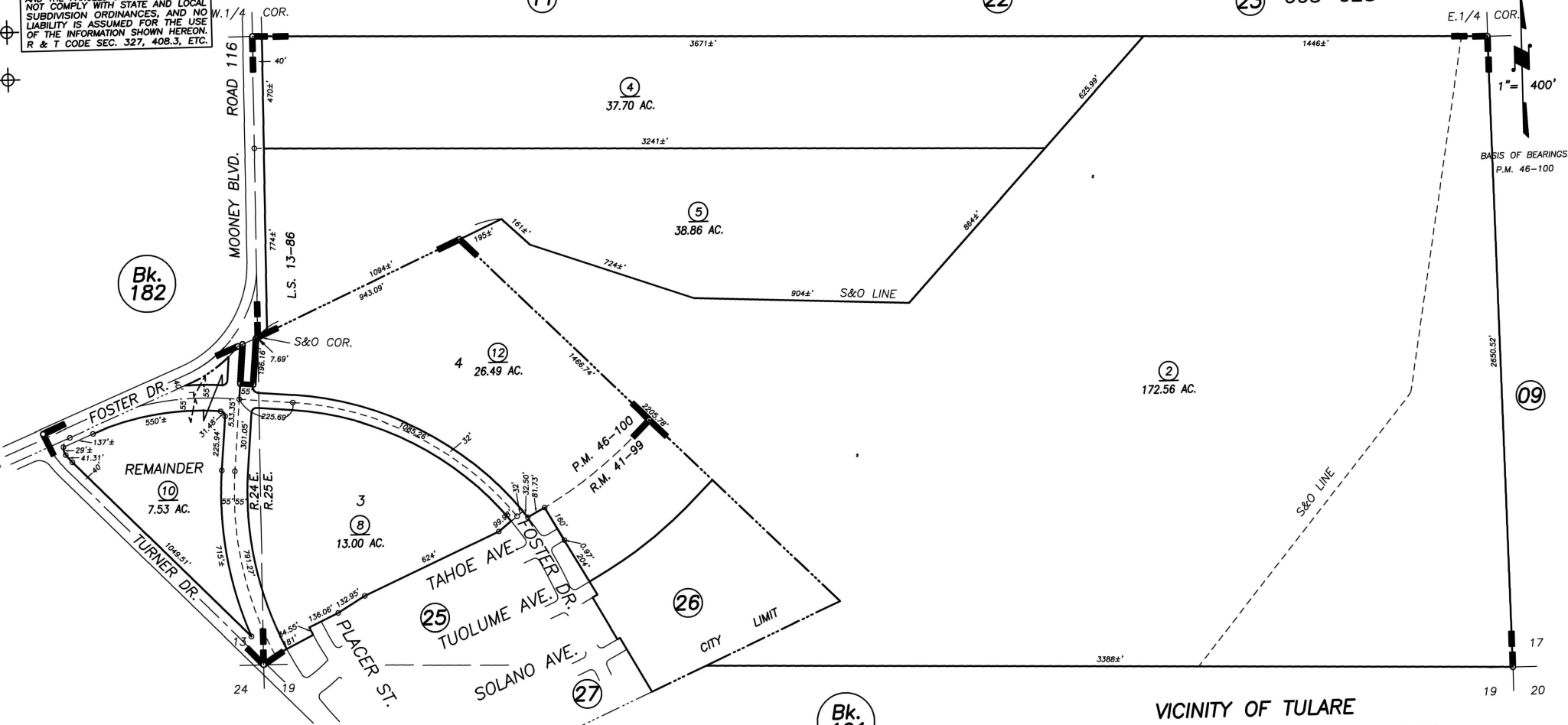
Tax Area Codes 184-10

149-001

149-003

005-028

DISCLAIMER
 THIS MAP WAS PREPARED FOR LOCAL PROPERTY ASSESSMENT PURPOSES ONLY AND THE PARCELS SHOWN HEREON MAY NOT COMPLY WITH STATE AND LOCAL SUBDIVISION ORDINANCES, AND NO LIABILITY IS ASSUMED FOR THE USE OF THE INFORMATION SHOWN HEREON, R & T CODE SEC. 327, 408.3, ETC.



BASIS OF BEARINGS: P.M. 46-100

1" = 400'

17
19 20

Bk. 182

Bk. 191

VICINITY OF TULARE
 ASSESSOR'S MAPS BK. 184 , PG. 10
 COUNTY OF TULARE, CALIFORNIA, U.S.A.

POR. RECORD OF SURVEY, L.S.13-86
 PARCEL MAP 4595, P.M. 46-100,
 COTTONWOOD NO. 1, R.M. 41-99

NOTE: Assessor's Parcel Numbers Shown in Circles ① 123
 Assessor's Block Numbers Shown in Ellipses ① 123

2018-0051377	04/03/2019	NFL
REVISION	DATE	TECH

APPENDIX D
INTERVIEW RECORDS

RECORD OF COMMUNICATION						
Project Name: Cottonwood Phase 3 Subdivision			Location (city): Tulare, California			
Communication with: Barrett Nunley						
Of: Owner of Subject Property						
Location: Tulare, CA			Phone: 559 799-6990			
Communication via	X	Telephone		Letter		In Person
Recorded By: Paul Humphrey			Of: Paul Humphrey, EP			
At: (time): 1030			On (date): October 23, 2023			
Re: Property Use						
<p>Summary of Communication:</p> <p>Mr. Dyt was not aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the Subject Property; any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the Subject Property; or any notices from a governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.</p>						
Conclusions/Required Action/Follow-up: None						

RECORD OF COMMUNICATION						
Project Name: Cottonwood Phase 3 Subdivision			Location (city): Tulare, California			
Communication with: Donovan McCarthy						
Of: Owner of Subject Property						
Location: Tulare, CA			Phone: 559 2088			
Communication via	X	Telephone		Letter		In Person
Recorded By: Paul Humphrey			Of: Paul Humphrey, EP			
At: (time): 0930			On (date): November 3, 2023			
Re: Property Use						
<p>Summary of Communication:</p> <p>Mr. McCarthy was not aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the Subject Property; any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the Subject Property; or any notices from a governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.</p> <p>Mr. McCarthy indicated he had purchased the Subject Property in the mid 2000s and the on-site stormwater basin was installed in approximately 2018. Mr. McCarthy stated the soil from the basin was placed to the north northwest of the basin. He was not sure of the origin of the small piles of soil on the southwest portion of the Subject Property but stated it was likely from installation of swimming pools in the south adjoining residential area.</p>						
Conclusions/Required Action/Follow-up: None						

RECORD OF COMMUNICATION						
Project Name: Cottonwood Phase 3 Subdivision			Location (city): Tulare, California			
Communication with: Clerk						
Of: Tulare County Department of Environmental Health						
Location: Visalia, CA			Phone: 559 624-7400			
Communication via	X	Telephone		Letter		In Person
Recorded By: Paul Humphrey			Of: Paul Humphrey, EP			
At: (time): 1430			On (date): October 25, 2023			
Re: Records						
Summary of Communication: No records were identified.						
Conclusions/Required Action/Follow-up: None						

RECORD OF COMMUNICATION						
Project Name: Cottonwood Phase 3 Subdivision			Location (city): Tulare, California			
Communication with: Clerk						
Of: Tulare Planning and Development Department						
Location: Tulare, CA			Phone: 559			
Communication via		Telephone		Letter	X	In Person
Recorded By: Paul Humphrey			Of: Paul Humphrey, EP			
At: (time): 1200			On (date): October 25, 2023			
Re: Records						
<p>Summary of Communication:</p> <p>No records of land use limitations associated with the Subject Property.</p>						
Conclusions/Required Action/Follow-up: None						

RECORD OF COMMUNICATION						
Project Name: Cottonwood Phase 3 Subdivision			Location (city): Tulare, California			
Communication with: Receptionist						
Of: City of Tulare Fire						
Location: Tulare, CA			Phone: 599			
Communication via		Telephone		Letter	X	In Person
Recorded By: Paul Humphrey			Of: Paul Humphrey, EP			
At: (time): 1045			On (date): October 25, 2023			
Re: Records						
<p>Summary of Communication:</p> <p>According to the receptionist, no record was identified for the Subject Property and the area is under the jurisdiction of the Tulare County Department of Environmental Health.</p>						
Conclusions/Required Action/Follow-up: None						

APPENDIX E

CLIENT PROVIDED DOCUMENTATION



TENTATIVE SUBDIVISION FOR COTTONWOOD PHASE 3

TULARE CALIFORNIA

OWNER

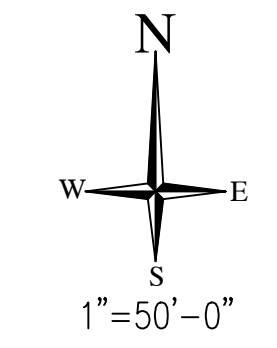
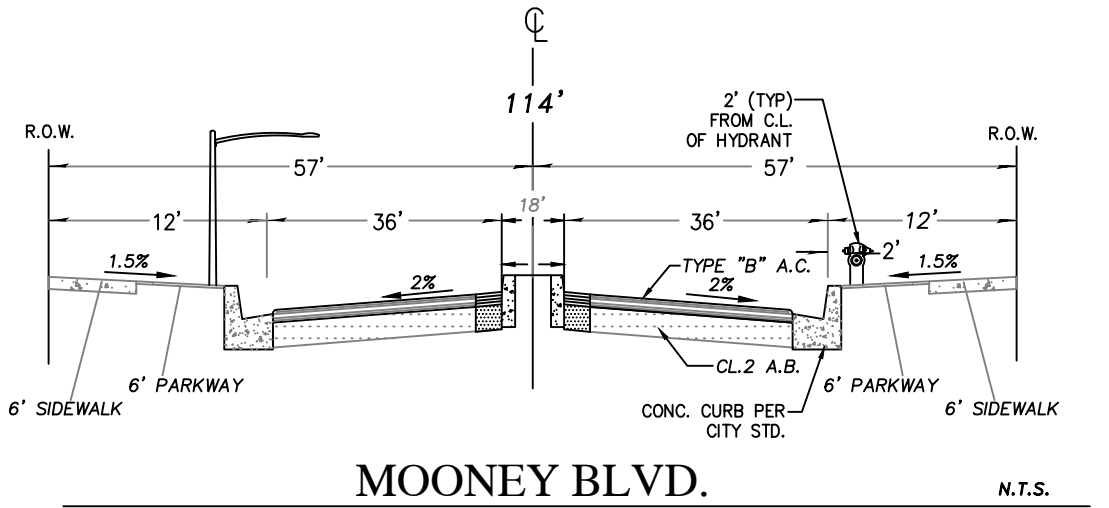
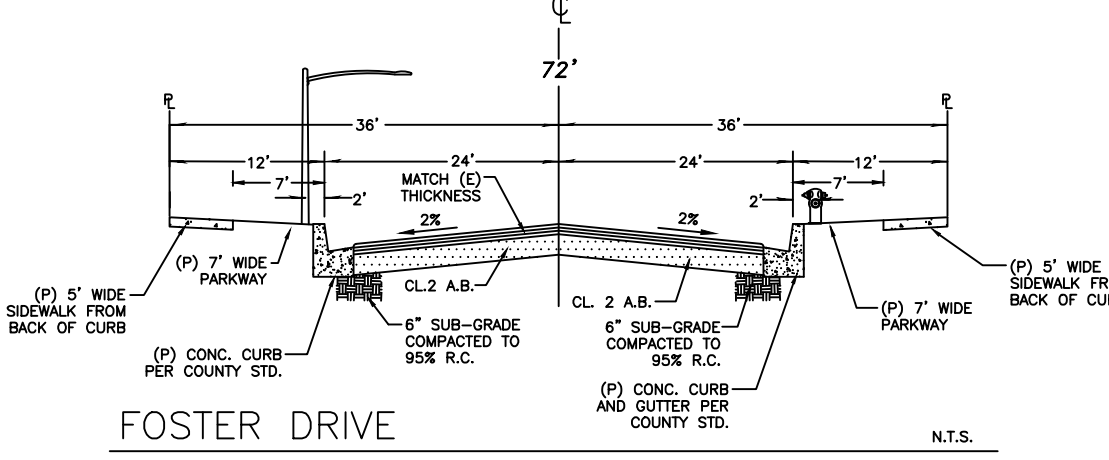
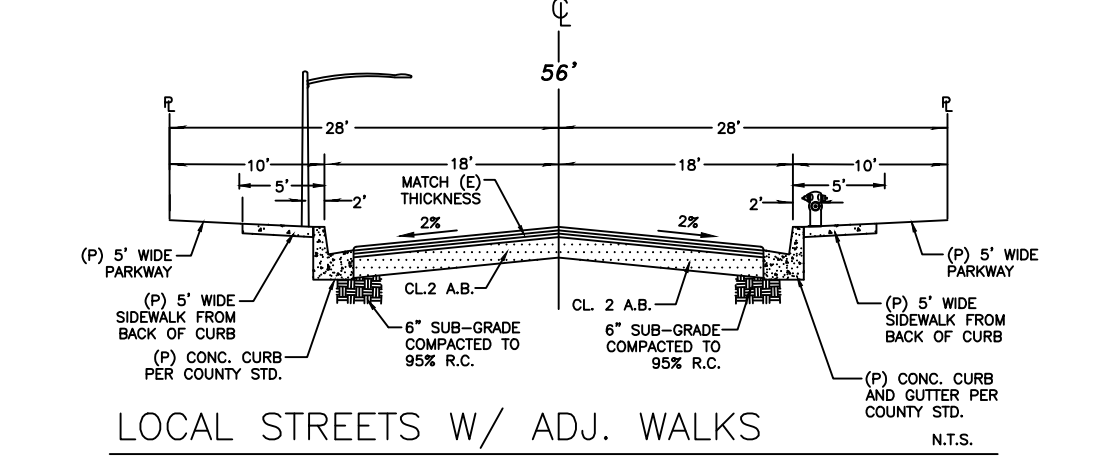
NFDI LLC

DEVELOPER

NFDI LLC
 GREG NUNLEY (559)799-6993
 1070 N MOONEY BLVD SUITE J
 TULARE, CA 93274

PROJECT INFO

SOUTH EAST CORNER OF FOSTER DRIVE AND MOONEY BOULEVARD
 APN: 184-100-008
 TOTAL AREA: 15.51 AC
 EXISTING USE: VACANT
 EXISTING ZONING: R-1-6
 PROPOSED ZONING: R-1-5
 TOTAL LOTS: 86
 LOT AREA: 5,000 MIN/ 14,011 MAX
 DENSITY: 5.61 U/AC
 SENER: CITY OF TULARE
 WATER: CITY OF TULARE
 STORM DRAIN: CITY OF TULARE



REVISIONS	DATE	BY	CHKD
1			
2			
3			
4			

810 WEST ACEQUIA AVENUE
 VISALIA, CA 93292
 (559) 713-6139
 awengineering09@gmail.com

AWEngineering

TENTATIVE SUBDIVISION FOR COTTONWOOD PHASE 3

TULARE CALIFORNIA

SHEET

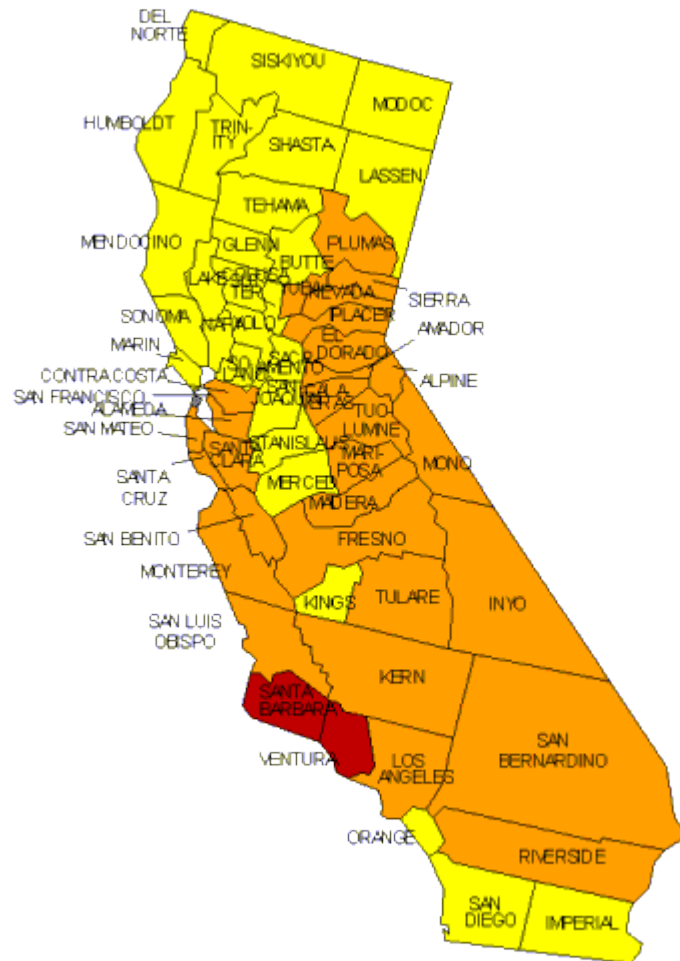
SITE

JOB NUMBER:

APPENDIX F

OTHER SUPPORTING DOCUMENTATION

- Zone 1** Highest Potential (greater than 4 pCi/L)
- Zone 2** Moderate Potential (from 2 to 4 pCi/L)
- Zone 3** Low Potential (less than 2 pCi/L)



PAUL HUMPHREY, EP
 7402 E. CLINTON AVENUE
 FRESNO, CALIFORNIA 93737
 (559) 977-9813

RADON MAP
 N ↑

APPENDIX G

QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

Paul J. Humphrey, REPA, CAC

Education: College of the Sequoias, Visalia, California
Associate of Science in Biology, 1994

Licenses/Registrations: Registered Environmental Property Assessor #827718
Certified Asbestos Consultant, #03-3495

Years of Experience: Twenty Four

Summary of Professional Experience

Mr. Humphrey has more than twenty years experience in the environmental field including asbestos surveys, asbestos abatement monitoring and project design, environmental site assessment, soil and groundwater assessment and is an Environmental Professional as defined by the Environmental Protection Agency. Mr. Humphrey has conducted more than 2,000 Phase I Environmental Site Assessments of commercial, industrial, agricultural and multi-family residential properties in California, Nevada, Arizona, and Washington. Mr. Humphrey has more than two years experience in the ground-up development and management of a Hazardous Building Materials Department for a local environmental and engineering firm. Mr. Humphrey has also provided regulatory guidance, assessments, and asbestos surveys and monitoring to utility companies, flood control districts, public works departments, and branches of the military as part of facility expansion projects as well as new site development.

Mr. Humphrey's experience has included preliminary environmental assessments and various soil and groundwater investigations for highway expansion for the State of California Department of Transportation. Projects for the State of California highway expansion also included asbestos surveys of bridges and overpasses.

For a national environmental consulting firm, Mr. Humphrey served as Project Coordinator, where he performed and managed asbestos abatement oversight projects for national clients. Mr. Humphrey has also conducted environmental site assessments on multi-site industrial and commercial properties for various national financial institutions, developers, and property management companies. Assessments included limited and comprehensive surveys for asbestos, lead-based paint, lead-in-drinking-water and radon gas emissions.