

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Adam Peck



VICE CHAIRPERSON:

Mary Beatie

COMMISSIONERS: Marvin Hansen, Chris Tavarez, Bill Davis, Mary Beatie, Adam Peck

MONDAY, JUNE 24, 2024

VISALIA COUNCIL CHAMBERS

LOCATED AT 707 W. ACEQUIA AVENUE, VISALIA, CA

MEETING TIME: 7:00 PM

1. CALL TO ORDER –
2. THE PLEDGE OF ALLEGIANCE –
3. CITIZEN'S COMMENTS – This is the time for citizens to comment on subject matters that are not on the agenda but are within the jurisdiction of the Visalia Planning Commission. You may provide comments to the Planning Commission at this time, but the Planning Commission may only legally discuss those items already on tonight's agenda.

The Commission requests that a five (5) minute time limit be observed for Citizen Comments. You will be notified when your five minutes have expired.
4. CHANGES OR COMMENTS TO THE AGENDA –
5. CONSENT CALENDAR - All items under the consent calendar are to be considered routine and will be enacted by one motion. For any discussion of an item on the consent calendar, it will be removed at the request of the Commission and made a part of the regular agenda.
 - a. Adoption of Revised Resolution No. 2024-27 for Conditional Use Permit No. 2024-12.
6. PUBLIC HEARING – (continued for June 10, 2024) Colleen Moreno, Assistant Planner
Conditional Use Permit No. 2024-13: A request by Jagtar Singh to amend Conditional Use Permit No. 2005-11 to allow a reduction of the drive aisle width, setbacks, and landscape planter of a Planned Residential Development in the R-1-5 (Single-Family Residential, 5,000 square foot minimum site area) zone. The site is located at 3408, 3412 and 3416 East Douglas Avenue (APNs: 103-280-107, 103-280-108, & 103-280-109). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2024-20.

7. PUBLIC HEARING – (continued for June 10, 2024) Colleen Moreno, Assistant Planner

Teakwood Estates Tentative Subdivision Map No. 5599: A request to subdivide 7.26 acres of R-1-5 (Single-Family Residential, 5,000 square foot minimum site area) zoned property into a 35-lot single-family residential subdivision. The site is located on the southeast corner of East Roosevelt Avenue and North Simon Street (APN: 103-280-032 & 103-280-081). A Notice of Exemption was prepared for the tentative subdivision map in accordance with State California Environmental Quality Act (CEQA) Guidelines Section 15183 (Public Resources Code §21083.3). Notice of Exemption No. 2024-21 disclosed that no additional environmental review is required based upon the project being consistent with the development density established by the City’s General Plan and based upon no further project-specific effects that are peculiar to the project or the site.

8. PUBLIC HEARING – Colleen Moreno, Assistant Planner

a. **Tentative Parcel Map No. 2024-03:** A request by AW Engineering to subdivide a 0.64-acre parcel into two parcels in the C-MU (Commercial Mixed Use) zone. The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorically Exemption No. 2024-06.

b. **Conditional Use Permit No. 2024-05:** A request by AW Engineering to establish two parcels that are less than the minimum five acre requirement for C-MU (Commercial Mixed Use) zoned property associated with Tentative Parcel Map No. 2024-03. The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorically Exemption No. 2024-06.

Location: The project site is located at 1950 West Walnut Avenue (APN: 096-291-041).

9. PUBLIC HEARING – Colleen Moreno, Assistant Planner

Revocation of Conditional Use Permit No. 2017-38: A request by the City of Visalia, pursuant to Municipal Code section 17.38.040, to revoke Conditional Use Permit No. 2017-38, which allows the operation of a massage therapy business at 332 West Houston Avenue located in the O-PA (Professional/administrative office) zone (APN: 091-151-025).

10. PUBLIC HEARING – Paul Bernal, Planning and Community Preservation Director

a. **Annexation No. 2024-02:** A request by Artemis Partners, LLC to annex 46.01-acres of Residential Low Density land from the County of Tulare to the City of Visalia. Upon annexation the site will be zoned R-1-5 (Single-Family Residential, 5,000 square feet minimum lot area).

b. **Cameron Ranch Estates Tentative Subdivision Map No. 5598:** A request Artemis Partners, LLC to subdivide two parcels totaling 43.6 acres into a 178-lot single-family residential subdivision with a 0.77-acre pocket park.

Environmental Assessment Status: An Initial Study was prepared for this project, consistent with the California Environmental Quality Act (CEQA), which disclosed that environmental impacts are determined to be not significant with the inclusion of mitigation measures. Mitigated Negative Declaration No. 2024-19 has been prepared for adoption with this project (State Clearinghouse No. 2024051257).

Location: The property is located on the south side of East Caldwell Avenue between the future South Ben Maddox Way alignment and South Pinkham Street (APNs: 124-010-005 and 124-010-007).

11. CITY PLANNER/ PLANNING COMMISSION DISCUSSION –

- July 8th Planning Commission Meeting Canceled
- Upcoming July 22nd Planning Commission meeting:
 - Swearing in of reappointed and appointed Planning Commissioners
 - Election of Chair and Vice Chair

The Planning Commission meeting may end no later than 11:00 P.M. Any unfinished business may be continued to a future date and time to be determined by the Commission at this meeting. The Planning Commission routinely visits the project sites listed on the agenda.

For Hearing Impaired – Call (559) 713-4900 (TTY) 48-hours in advance of the scheduled meeting time to request signing services.

Any written materials relating to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the City Office, 315 E. Acequia Visalia, CA 93291, during normal business hours.

APPEAL PROCEDURE

THE LAST DAY TO FILE AN APPEAL IS THURSDAY, JULY 5, 2024, BEFORE 5:00 PM

According to the City of Visalia Zoning Ordinance Section 17.02.145 and Subdivision Ordinance Section 16.04.040, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal form with applicable fees shall be filed with the City Clerk at 220 N. Santa Fe, Visalia, CA 93291. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website www.visalia.city or from the City Clerk.

THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, JULY 22, 2024

City of Visalia



To: Planning Commission
From: Josh Dan, Senior Planner (559) 713-4003
Date: June 24, 2024
Re: Revised Resolution No. 2024-27

Conditional Use Permit No. 2024-12: A request by St. Paul's Parish in Visalia, to amend Conditional Use Permit No. 2021-01 by requesting to modify Condition of Approval No. 4 of Resolution No. 2021-01, to allow a six-foot-tall masonry block wall rather than a seven-foot-tall masonry block wall for a church located in the R-1-5 (Single Family Residential, 5,000 sq. ft. minimum lot size) Zone. The project site is located at 6436 West Hurley Avenue, on the northeast corner of West Hurley Avenue and North Marcin Street (APN: 085-540-005).

The Planning Commission, at their June 10, 2024, meeting, approved the applicant's request to allow the six-foot-tall masonry block wall rather than the required seven-foot-tall masonry block wall as originally conditioned. The Revised Resolution No. 2024-27 has been prepared for the Planning Commission's adoption, which reflects the Planning Commission's decision to approve the amended CUP request.

ATTACHMENTS

- Revised Resolution No. 2024-07

REVISED RESOLUTION NO. 2024-27

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2024-12, A REQUEST BY ST. PAUL'S PARISH IN VISALIA TO AMEND CONDITIONAL USE PERMIT NO. 2021-01 BY REQUESTING TO MODIFY CONDITION OF APPROVAL NO. 4 OF RESOLUTION NO. 2021-01, TO ALLOW A SIX-FOOT-TALL MASONRY BLOCK WALL RATHER THAN A SEVEN-FOOT-TALL MASONRY BLOCK WALL FOR A CHURCH LOCATED IN THE R-1-5 (SINGLE FAMILY RESIDENTIAL, 5,000 SQ. FT. MINIMUM LOT SIZE) ZONE. THE PROJECT SITE IS LOCATED AT 6436 WEST HURLEY AVENUE, ON THE NORTHEAST CORNER OF WEST HURLEY AVENUE AND NORTH MARCIN STREET (APN: 085-540-005).

WHEREAS, Conditional Use Permit No. 2024-12, is a request by St. Paul's Parish in Visalia, to amend Conditional Use Permit No. 2021-01 by requesting to modify Condition of Approval No. 4 of Resolution No. 2021-01, to allow a six-foot-tall masonry block wall rather than a seven foot tall masonry block wall for a church located in the R-1-5 (Single Family Residential, 5,000 sq. ft. minimum lot size) Zone. The project site is located at 6436 West Hurley Avenue, on the northeast corner of West Hurley Avenue and North Marcin Street (APN: 085-540-005); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on June 10, 2024; and

WHEREAS, Section 17.38.010 of the Zoning Ordinance of the City of Visalia provides, *"In certain zones conditional uses are permitted subject to the granting of a conditional use permit. Because of their unusual characteristics, conditional uses require special consideration so that they may be located properly with respect to the objectives of the zoning ordinance and with respect to their effects on surrounding properties. In order to achieve these purposes and thus give the zone use regulations the flexibility necessary to achieve the objectives of this title, the planning commission is empowered to grant or deny applications for conditional use permits and to impose reasonable conditions upon the granting of such permits"*; and

WHEREAS, Section 17.38.110(A) of the Zoning Ordinance of the City of Visalia requires that the Planning Commission make certain findings in order to grant a conditional use permit application, and if such findings cannot be made, then Section 17.38.110(C) provides that the Planning Commission may deny an application for a conditional use permit; and

WHEREAS, if the project is denied, no action is required to be taken on an environmental document in accordance with the California Environmental Quality Act (CEQA); and

WHEREAS, the Planning Commission, after receiving a staff presentation, staff report, and public comment, concluded that the request to allow the six-foot-tall block wall rather than the seven foot block wall as conditioned per Condition of Approval No. 4 of Resolution No. 2021-01, could be supported based on testimony and information received during the public hearing; and

WHEREAS, the Planning Commission finds the project to be Categorically Exempt consistent with the California Environmental Quality Act (CEQA) and City of Visalia Environmental Guidelines.

NOW, THEREFORE, BE IT RESOLVED that the project is exempt from further environmental review pursuant to CEQA Section 15301.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Visalia makes the following specific findings based on the evidence presented:

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements within the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - a. The proposed request to allow the six-foot-tall block wall height will not impact the surrounding existing and future residential uses. The six-foot-tall block wall does provide the ability to reduce impacts from vehicle headlight glare and noise on adjacent existing and future residential uses.
 - b. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That the project is considered Categorically Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (Categorical Exemption No. 2024-28).

NOW, THEREFORE, BE IT FURTHER RESOVLED, that the Planning Commission approves Conditional Use Permit No. 2024-27 on the real property herein above described in accordance with the terms of this resolution under the provisions of Section 17.38.110(C) of the Municipal Ordinance Code of the City of Visalia.

Commissioner Davis offered the motion to this resolution. Commissioner Hansen seconded the motion and was carried by the following vote:

AYES: Commissioners Davis, Hansen
 NOES: Commissioner Peck
 ABSTAINED:
 ABSENT: Commissioners Beatie, Tavarez

STATE OF CALIFORNIA)
 COUNTY OF TULARE) ss
 CITY OF VISALIA)

ATTEST: Paul Bernal, Community Development Director

I, Paul Bernal, Secretary of the Visalia Planning Commission, certify the foregoing is the full and true Resolution No. 2024-27, denied by the Planning Commission of the City of Visalia at a regular meeting held on June 10, 2024.

Paul Bernal, Community Development Director

Adam Peck, Chairperson

REPORT TO CITY OF VISALIA PLANNING COMMISSION



HEARING DATE: June 24, 2024

PROJECT PLANNER: Colleen A. Moreno, Assistant Planner
Phone: (559) 713-4031
Email: colleen.moreno@visalia.city

SUBJECT: Conditional Use Permit No. 2024-13: A request by Jagtar Singh to amend Conditional Use Permit No. 2005-11 to allow a reduction of the drive aisle width, setbacks, and landscape planter of a Planned Residential Development in the R-1-5 (Single-Family Residential, 5,000 square foot minimum site area) zone. The site is located at 3408, 3412, and 3416 East Douglas Avenue (APNs: 103-280-107, 103-280-108, & 103-280-109).

STAFF RECOMMENDATION

Staff recommends approval of Conditional Use Permit No. 2024-13, as conditioned, based upon the findings and conditions in Resolution No. 2024-22. Staff's recommendation is based on the conclusion that the request is consistent with the Visalia General Plan and Zoning Ordinance.

RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2024-13 based on the findings and conditions in Resolution No. 2024-22.

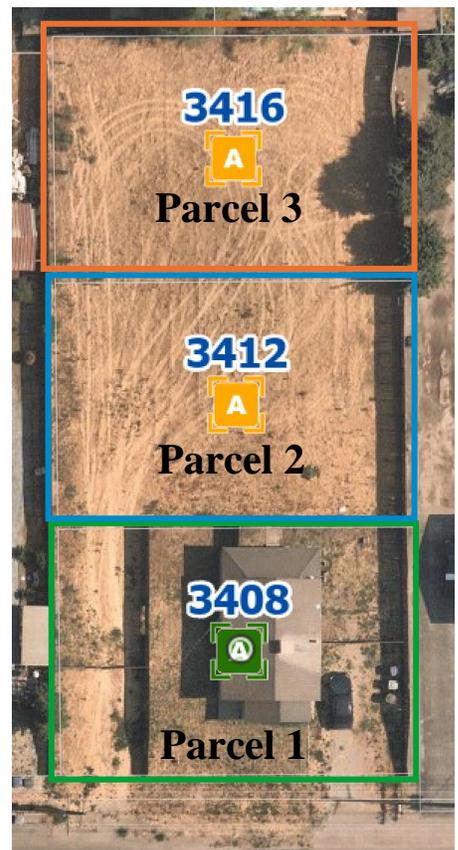
CONTINUED PUBLIC HEARING FROM JUNE 10, 2024

The Planning Commission conducted a public hearing on June 10, 2024, for Conditional Use Permit No. 2024-13, and continued the item to the June 24, 2024, meeting due to the lack of a quorum for this item.

PROJECT DESCRIPTION

The applicant is requesting to amend Conditional Use Permit (CUP) No. 2005-11 to modify the drive aisle width, setbacks, and the landscape planter width of a Planned Residential Development with a private access driveway (see Exhibit A). The previous CUP for the Planned Residential Development that was approved, conditioned a minimum 20-foot side or rear yard for each of the three parcels as well as a 5-foot landscape strip buffer along the west side of the parcel as per the site plan (see Exhibit D). In addition, a new 20-foot private driveway with a 25-foot cross access easement across Parcels 1 and 2 was conditioned in order to provide public street access for Parcels 2 and 3 (See Table 1.1).

Per the original CUP for the Planned Residential Development, two single-family residences are to be constructed at both Parcel 2 (3412 address) and Parcel 3 (3416 address). All three parcels will have access to Douglas Avenue.



Parcel 1 (3408 address) has an existing single-family home, and the lot is 6,152 square feet, Parcel 2 (3412 address) is 6,152 square feet and Parcel 3 (3416 address) is 6,152 square feet. The zoning for all parcels is R-1-5.

A CUP amendment is required for the requested deviation from the conditions of CUP No. 2005-11 to allow for the reduction of the drive aisle width and rear setbacks, as well as a reduction to the 5-foot planter requirement (see Table 1.1). All other conditions of the original CUP shall be carried over and are included as conditions of project approval for this CUP amendment.

Table 1.1

Project	Home Orientation	Rear Setback	Drive Aisle for Douglas St. Access	Landscape Buffer - Planter
Original CUP 2005-11	Homes on Parcels 2 and 3 facing South	Minimum of 20-ft	20-ft private street with 25-ft cross access easement for Parcels 2 and 3	5-ft landscape planter located on the west side of the driveway along Parcel 1
Amendment Request CUP 2024-13	Homes on Parcels 2 and 3 facing West	20-ft setback with reduction of 15-ft for new covered attached patio for homes on Parcels 2 and 3	18-ft wide driveway for access to Parcel 2, then narrows to a 12-ft wide driveway for access to Parcel 3	3.5-ft landscape planter placed on both sides of the drive aisle on Parcel 1 as well as added landscape planters between Parcels 2 and 3

BACKGROUND INFORMATION

General Plan Land Use Designation	Residential Light Density
Zoning	R-1-5 (Single-Family Residential, 5,000 square foot minimum site area)
Surrounding Zoning and Land Use	North: R-1-5 / Residential homes South: R-1-5 / Residential homes East: R-1-5 / Residential homes West: R-1-5 / Residential homes
Environmental Review	Categorical Exemption No. 2024-20
Site Plan	SPR No. 2023-044

Related Projects

Conditional Use Permit No. 2005-11: A request by Todd McGuyers & Steven Brown (Neil Zerland, Agent) to allow a planned development with private access in the R-1-6 zone (see Exhibit E for 2005 staff report).

Parcel Map No. 2005-04: A request by Todd McGuyer and Steven Brown to divide 0.42 acres into three parcels. The CUP and Parcel Map were approved by the Planning Commission on May 9, 2005 (see Exhibit E for 2005 staff report).

PROJECT EVALUATION

Staff recommends approval of Conditional Use Permit No. 2024-13, as conditioned, based on the project’s consistency with the Visalia General Plan, Zoning and Subdivision Ordinances. The amendment of this CUP is intended for the reduction of the rear setbacks, drive aisle and landscape planter. All other conditions of Conditional Use Permit No. 2005-11 shall be carried over.

General Plan Consistency

The parcels are zoned R-1-5 and an amendment to the current CUP is required for the reduction of the rear setbacks and drive approach and aisle. The use is not changing and therefore consistent with the General Plan.

Staff supports the project because the project meets the overall intent of the General Plan and policies.

Setbacks

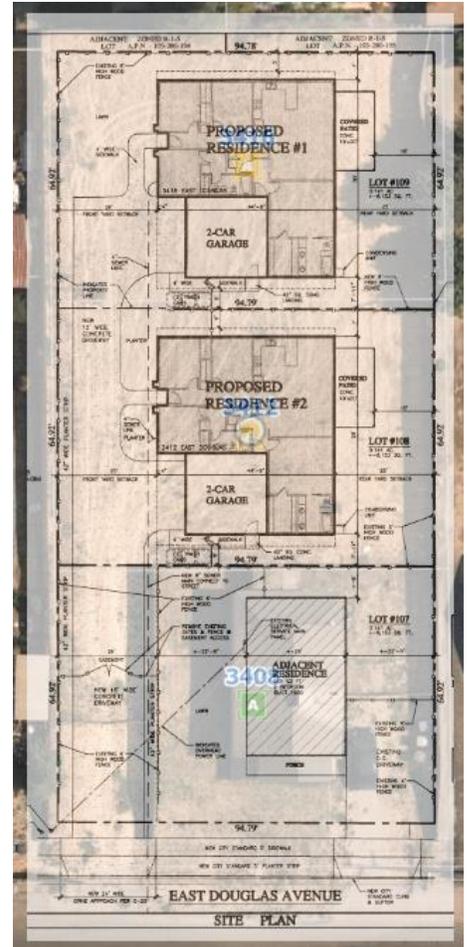
The site area of the three parcels within the Planned Residential Development are not changing, as all three parcels will be a minimum of 5,000 square feet in site area. The applicant is requesting a reduction in the rear setbacks of Parcels 2 and 3, as the orientation of the proposed residences on Parcels 2 and 3 will face west with the rear yard being on the east side of the parcel (see Exhibit A). This is due to the applicant increasing the footprint of the proposed residences from 1,500 square feet per the original CUP to 1,639 square feet (see Exhibit D). The applicant has also added an attached covered patio as well as a larger landscape planter located between Parcels 2 and 3 and along both sides of the drive aisle of Parcel 1.

As shown in the Site Plan (Exhibit “A”), each of the three parcels will have a minimum of a 5-foot side yard setback. The rear yard setback will be 25-feet with an attached covered patio encroaching into the rear setback for a partial reduction to 15-feet on Parcels 2 and 3. Staff has included Condition No. 3 requiring the site be developed with the setbacks as shown in per Exhibit “A” (Site Plan) and has noted in Table 1.1.

Access and Circulation

The three parcels will have access to Douglas Avenue. The applicant is requesting to reduce the previously conditioned 20-foot private access driveway to an 18-foot wide concrete driveway that will give access to Parcel 2 that will then narrow to a 12-foot wide concrete driveway that will give access to Parcel 3. This reduction is to allow a larger landscape planter between Parcel 2 and Parcel 3 and to accommodate the larger home footprint (Exhibit “B”) of Parcels 2 and 3.

The applicant is also requesting a reduction of the landscape planter from 5-feet to 3.5-feet, with planters being placed on both sides of the drive aisle as a buffer.



Environmental Review

The requested action is considered Categorical Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), Categorical Exemption No. 2024-20.

RECOMMENDED FINDINGS

1. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance.
2. That the proposed conditional use permit would be compatible with adjacent land uses.
3. That the conditional use permit is consistent with the intent of the General Plan, Subdivision Ordinance, and Zoning Ordinance, and is not detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.
4. That the project is considered Categorical Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), Categorical Exemption No. 2024-20.

RECOMMENDED CONDITIONS

1. That the project be developed consistent with the comments and conditions of the Site Plan Review No. 2023-044.
2. That the project shall be developed and maintained in substantial compliance with the site plan in Exhibit A and per the following setbacks as noted below.

Amendment Request CUP 2024-13	Homes on Parcels 2 and 3 facing West	20-ft setback with reduction of 15-ft for new covered attached patio for homes on Parcels 2 and 3	18-ft wide driveway for access to Parcel 2, then narrows to a 12-ft wide driveway for access to Parcel 3	3.5-ft landscape planter placed on both sides of the drive aisle on Parcel 1 as well as added landscape planters between Parcels 2 and 3
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That the site drive approach and drive aisle as well as the landscape planter be developed as shown in Exhibit A (Site Plan).

3. That all other conditions from Conditional Use Permit 2005-11 be met.
4. That all applicable federal, state, regional, and city policies and ordinances be met.

APPEAL INFORMATION

According to the City of Visalia Zoning Ordinance Section 17.02.145, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal with applicable fees shall be in writing and shall be filed with the City Clerk at 220 N. Santa Fe Street Visalia California. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city’s website www.visalia.city or from the City Clerk.

Attachments:

- Related Plans and Policies
- Resolution No. 2024-22
- Exhibit "A" – Site Plan
- Exhibit "B" – Floor Plans & Elevations
- Exhibit "C" – Operational Statement
- Exhibit "D" – Site Plan associated with Conditional Use Permit No. 2005-11
- Exhibit "E" – Conditional Use Permit No. 2005-11 Staff Report
- Site Plan Review No. 2023-044
- General Plan Land Use Map
- Zoning Map
- Aerial Maps
- Vicinity Map

NOTICE OF EXEMPTION

City of Visalia
315 E. Acequia Ave.
Visalia, CA 93291

To: County Clerk
County of Tulare
County Civic Center
Visalia, CA 93291-4593

Conditional Use Permit No. 2024-013

PROJECT TITLE

The site is located at 3408, 3412, and 3416 E Douglas Avenue (APNs: 103-280-107, 103-280-108, 103-280-109)

PROJECT LOCATION - SPECIFIC

Visalia

Tulare

PROJECT LOCATION - CITY

COUNTY

A request by Jagtar Singh to amend Conditional Use Permit No. 2005-11 to allow a modification of the drive aisle width, setbacks, and landscape planter of a Planned Residential Development in the R-1-5 zone.

DESCRIPTION - Nature, Purpose, & Beneficiaries of Project

City of Visalia

NAME OF PUBLIC AGENCY/LEAD AGENCY APPROVING PROJECT

Jagtar Singh, 4202 S. Demaree St., Visalia CA 93277

NAME AND ADDRESS OF APPLICANT CARRYING OUT PROJECT

Same as above

NAME AND ADDRESS OF AGENT CARRYING OUT PROJECT

EXEMPT STATUS: (Check one)

- Ministerial - Section 15073
- Emergency Project - Section 15071
- Categorical Exemption - Section 15305
- Statutory Exemptions- State code number:

Minor alteration in land use limitations.

REASON FOR PROJECT EXEMPTION

Colleen A. Moreno, Assistant Planner

(559) 713-4031

CONTACT PERSON

AREA CODE/PHONE

May 8, 2024

DATE

Brandon Smith, AICP
ENVIRONMENTAL COORDINATOR

RELATED PLANS AND POLICIES

Chapter 17.12

SINGLE-FAMILY RESIDENTIAL ZONE

17.12.010 Purpose and intent.

In the R-1 single-family residential zones (R-1-5, R-1-12.5, and R-1-20), the purpose and intent is to provide living area within the city where development is limited to low density concentrations of one-family dwellings where regulations are designed to accomplish the following: to promote and encourage a suitable environment for family life; to provide space for community facilities needed to compliment urban residential areas and for institutions that require a residential environment; to minimize traffic congestion and to avoid an overload of utilities designed to service only low density residential use.

17.12.015 Applicability.

The requirements in this chapter shall apply to all property within R-1 zone districts.

17.12.050 Site area.

The minimum site area shall be as follows:

Zone	Minimum Site Area
R-1-5	5,000 square feet
R-1-12.5	12,500 square feet
R-1-20	20,000 square feet

A. Each site shall have not less than forty (40) feet of frontage on the public street. The minimum width shall be as follows:

Zone	Interior Lot	Corner Lot
R-1-5	50 feet	60 feet
R-1-12.5	90 feet	100 feet
R-1-20	100 feet	110 feet

B. Minimum width for corner lot on a side on cul-de-sac shall be eighty (80) feet, when there is no landscape lot between the corner lot and the right of way.

17.12.060 One dwelling unit per site.

In the R-1 single-family residential zone, not more than one dwelling unit shall be located on each site, with the exception to Section 17.12.020(J).

17.12.080 Front yard.

A. The minimum front yard shall be as follows:

Zone	Minimum Front Yard
R-1-5	Fifteen (15) feet for living space and side-loading garages and twenty-two (22) feet for front-loading garages or other parking facilities, such as, but not limited to, carports, shade canopies, or porte cochere. A Porte Cochere with less than twenty-two (22) feet of setback from property line shall not be counted as covered parking, and garages on such sites shall not be the subject of a garage conversion.
R-1-12.5	Thirty (30) feet
R-1-20	Thirty-five (35) feet

B. On a site situated between sites improved with buildings, the minimum front yard may be the average depth of the front yards on the improved site adjoining the side lines of the site but need not exceed the minimum front yard specified above.

C. On cul-de-sac and knuckle lots with a front lot line of which all or a portion is curvilinear, the front yard setback shall be no less than fifteen (15) feet for living space and side-loading garages and twenty (20) feet for front-loading garages.

17.12.090 Side yards.

A. The minimum side yard shall be five feet in the R-1-5 and R-1-12.5 zone subject to the exception that on the street side of a corner lot the side yard shall be not less than ten feet and twenty-two (22) feet for front loading garages or other parking facilities, such as, but not limited to, carports, shade canopies, or porte cocheres.

B. The minimum side yard shall be ten feet in the R-1-20 zone subject to the exception that on the street side of a corner lot the side yard shall be not less than twenty (20) feet.

C. On a reversed corner lot the side yard adjoining the street shall be not less than ten feet.

D. On corner lots, all front-loading garage doors shall be a minimum of twenty-two (22) feet from the nearest public improvement or sidewalk.

E. Side yard requirements may be zero feet on one side of a lot if two or more consecutive lots are approved for a zero lot line development by the site plan review committee.

F. The placement of any mechanical equipment, including but not limited to, pool/spa equipment and evaporative coolers shall not be permitted in the five-foot side yard within the buildable area of the lot, or within five feet of rear/side property lines that are adjacent to the required side yard on adjoining lots. This provision shall not apply to street side yards on corner lots, nor shall it prohibit the surface mounting of utility meters and/or the placement of fixtures and utility lines as approved by the building and planning divisions.

17.12.100 Rear yard.

In the R-1 single-family residential zones, the minimum yard shall be twenty-five (25) feet, subject to the following exceptions:

A. On a corner or reverse corner lot the rear yard shall be twenty-five (25) feet on the narrow side or twenty (20) feet on the long side of the lot. The decision as to whether the short side or long side is used as the rear yard area shall be left to the applicant's discretion as long as a minimum area of one thousand five hundred (1,500) square feet of usable rear yard area is maintained. The remaining side yard to be a minimum of five feet.

B. Accessory structures not exceeding twelve (12) feet may be located in the required rear yard but not closer than three feet to any lot line provided that not more than twenty (20) percent of the area of the required rear yard shall be covered by structures enclosed on more than one side and not more than forty (40) percent may be covered by structures enclosed on only one side. On a reverse corner lot an accessory structure shall not be located closer to the rear property line than the required side yard on the adjoining key lot. An accessory structure shall not be closer to a side property line adjoining key lot and not closer to a side property line adjoining the street than the required front yard on the adjoining key lot.

C. Main structures may encroach up to five feet into a required rear yard area provided that such encroachment does not exceed one story and that a usable, open, rear yard area of at least one thousand five hundred (1,500) square feet shall be maintained. Such encroachment and rear yard area shall be approved by the city planner prior to issuing building permits.

17.12.110 Height of structures.

In the R-1 single-family residential zone, the maximum height of a permitted use shall be thirty-five (35) feet, with the exception of structures specified in Section 17.12.100(B).

17.12.120 Off-street parking.

In the R-1 single-family residential zone, subject to the provisions of Chapter 17.34.

17.12.130 Fences, walls and hedges.

In the R-1 single-family residential zone, fences, walls and hedges are subject to the provisions of Section 17.36.030.

17.26 PLANNED DEVELOPMENT

17.26.010 Purpose and intent.

The purpose and intent of the Planned Development regulations contained in this chapter is to provide for land development consisting of a related group of residential housing types or commercial uses, including but not limited to, attached or detached single-family housing, cluster housing, patio homes, town houses, apartments, condominiums or cooperatives or any combination thereof and including related open spaces and community services consisting of recreational, commercial and offices, infrastructure, maintenance and operational facilities essential to the development, all comprehensively planned. Such land development normally requires deviation from the normal zoning regulations and standards regarding lot size, yard requirements, bulk and structural coverage in an effort to maximize the benefits accruing to the citizens of Visalia. (Ord. 2017-01 (part), 2017: Ord. 9718 § 2 (part), 1997: prior code § 7410)

17.26.020 Definitions.

For the purposes of this chapter the following definitions shall apply:

"Density bonus" means dwelling unit increases based on project amenities provided as part of a planned development.

"Dwelling unit" means one or more habitable rooms, designed for or used by one family for living and sleeping purposes and having only one kitchen or kitchenette. Dwelling unit can include various types including, but not limited to, attached or detached single-family homes, cluster homes, patio homes, town houses, condominiums, apartments, or cooperatives.

"Environment, natural" means the physical condition of a proposed PD site prior to proposed development; including, but not limited to, natural features such as waterways, vegetation, topographical features, and animal life.

"Homeowner's association" means an incorporated entity formed under applicable laws and including all properties within a planned development. Such association normally maintains and administers the common open space associated with a planned development.

"Lot or parcel net area" means the land area contained within the boundary of a lot or parcel. Land within public or private streets or property held in common for a particular development amenity is not considered as "net lot area."

"Maintenance district" means an assessment district formed under applicable laws that pays for maintaining dedicated or private open space facilities.

"Neighborhood commercial center" means a convenience shopping complex providing services within a neighborhood and meeting applicable ordinance and general plan requirements.

"Open space" means the area within a planned development not occupied with structures, driveways or parking and storage areas.

"Open space, common" means the area within a planned development under the control and ownership of a homeowner's association. Common open space may include recreation facilities, access and parking, paths, and storage areas.

"Open space, usable" means the area within a planned development that is deemed suitable for use by the residents of the PD; not including parking areas, private patios, required building separations, parking and access, or storage areas.

"Parking, guest" means designated off-street parking areas within a planned development reserved for guest or visitor parking.

"Parking, required" means off-street parking areas within a planned development to be used for long-term storage of resident vehicles, recreational vehicles, boats and trailers.

"Planned development" means a development that includes a mix of land uses and that requires a deviation from normal zoning standards regarding lot size, yard requirements, bulk and structural coverage and is subject to provisions of this chapter.

"Planned residential development" means a planned development consisting of residential uses only and subject to the provisions of this chapter.

"Planned unit development" means a planned development including two, or more, of the following uses: residential, commercial, professional office, quasi-public, and industrial.

"Recreation facility" means an area within a planned development that includes recreational installations for common use. Such installations normally include such things as a swimming pool, recreation building, patio areas, tot lots, and exercise areas.

"Site area, gross" means the total horizontal area included within the property lines of a proposed planned development after dedication of required right-of-way and open space areas. (Ord. 2017-01 (part), 2017: Ord. 9718 § 2 (part), 1997: prior code § 7411)

17.26.030 Location.

A planned development may be located in residential, commercial or industrial zone upon approval of necessary permits required under this chapter. Planned residential developments and planned unit developments may be located only in appropriate zones as follows:

1. A planned residential development may be allowed in any residential zone.
2. A planned unit development with commercial/industrial uses may be located where those uses are allowed in the underlying zone. (Ord. 2017-01 (part), 2017: Ord. 9718 § 2 (part), 1997: prior code § 7412)

17.26.040 Development standards.

The following is a list of development standards considered to be necessary to achieve the purpose and intent of this chapter:

A. Site Area.

1. The minimum site area for a planned residential development shall be one acre of gross site area.
2. The minimum site area for a planned unit development with residential uses shall be ten acres.
3. The minimum site area for a planned unit development without residential uses shall be five acres.
4. The minimum site area for a planned unit development with only industrial uses shall be twenty (20) acres.
5. Parcels smaller than the minimums stated above may be considered if the planning commission finds there are unique circumstances (shape, natural features, location, etc.) that would deprive the land owner of development potential consistent with other properties classified in the same underlying zone.

B. Density. The average number of dwelling units per net area shall not exceed the maximum density prescribed by the site area regulations or the site area per dwelling in which the planned unit development is located, subject to a density bonus that may be granted by the city council upon recommendation by the planning commission. A density bonus may be granted as part of a planned development based on the following guidelines:

Percent of Net Site in Usable Open Space	Area Percent of Density Bonus
6% to 10%	6%
11% to 20%	10%
21% to 25%	16%
Over 25%	20%

C. Usable Open Space. Usable open space shall be provided for all planned developments that include residential uses, except as provided in this section. Such open space shall include a minimum of five percent of the net site area of the residential portion of a planned development. The requirement for mandatory usable open space may be waived in developments wherein the net lot area of each lot meets or exceeds minimum standard in the underlying zone classification.

D. Site Design Criteria.

1. Location of proposed uses and their relationship to each other with a planned development shall be consistent with general plan policies and ordinance requirements.
2. The natural environment of a site is to be considered as part of the design criteria. Such features as natural ponding areas, waterways, natural habitats, and mature vegetation are to be considered.
3. If a planned development is located adjacent to a major arterial street, or other existing possible land use conflict, adequate buffering shall be included in the plan.

E. Landscaping and Structural Coverage. Landscaping provided within a planned development shall conform to the general standards imposed by the underlying zone. Additional landscaping may be required as part of a planned development due to unusual circumstances.

F. Circulation.

1. Vehicle circulation shall be based on a street pattern as outlined within the circulation element of the general plan. Use of private streets and variations to normal city street standards are encouraged.
2. There shall be no direct vehicle access from individual lots onto major arterial streets.

3. Pedestrian access and bicycle paths should be incorporated within planned developments. Such paths and bikeways to be separated from vehicle streets when possible.

G. Parking.

1. Required parking shall conform with the existing parking standards required under the zoning ordinance.

2. Guest parking and storage parking shall be encouraged and may be required in planned development.

3. All parking shall be screened from adjacent public right-of-way. Such screening may include dense plantings, fences, landscaped berms, or grade separation.

4. Parking clusters shall be provided rather than large (single) parking areas.

H. Trash Enclosures.

1. Trash enclosures shall be provided as specified by the city solid waste department.

2. Such enclosures shall be screened from view from adjacent structures and roadways and be provided with solid gates. (Ord. 2017-01 (part), 2017: Ord. 9718 § 2 (part), 1997: prior code § 7413)

17.26.050 Application procedures.

The following procedures specify the process for review of a planned development.

A. Pre-Application Review. Pre-application review shall be a two-step process including a mandatory meeting with the planning department and submittal of a concept plan to the site plan review committee. Such pre-application review shall include, but is not limited to, the following elements:

1. Site area and location;
2. Land use relationships within and outside the proposed site;
3. Circulation and access;
4. Environmental features;
5. Open space and project amenities;
6. Available and needed public improvements and facilities.

B. Application Process. After completing the pre-application review process the owner, or agent, shall file an application for a planned development. Such application submittal shall be processed as a conditional use permit and shall require a site plan review permit. The city planner shall determine the extent of development detail required as part of the application submittal. Such details may include, but is not limited to, the following:

1. Legal description and boundary survey map of the exterior boundaries of land to be developed;
2. A topographic map indicating anticipated grading or fill areas, groupings of existing trees, and other natural features;
3. For residential development:
 - a. The number and type of dwelling units. This may be stated as a range of maximum and minimum number of units by type,
 - b. The approximate total population anticipated in the entire development,
 - c. The proposed standards of height, open space, structural coverage, pedestrian and traffic circulation, and density within use areas;
4. For nonresidential uses:
 - a. Types of uses proposed within the entire area,
 - b. Anticipated employment base which may be stated as a range,
 - c. Methods proposed to control possible land use conflicts and environmental impacts,
 - d. The proposed structure heights, open space buffering, circulation, and parking/loading,
 - e. Pertinent social or economic characteristics of the development such as school enrollment, residence, employment, etc.;
5. A preliminary utilities report;
6. The location, area, and type of sites proposed for open space, recreational facilities, and public facilities;
7. The anticipated timing for each phase, if any, of the development. (Ord. 2017-01 (part), 2017: Ord. 9718 § 2 (part), 1997: Ord. 9605 § 30 (part), 1996: prior code § 7414)

17.26.060 Exceptions.

Exceptions to the design criteria specified in Section 17.26.040 may be modified by the city council upon recommendation by the planning commission based on unique circumstances. Such exceptions

shall be reviewed by the site plan committee for comment prior to planning commission recommendation. (Ord. 2017-01 (part), 2017: Ord. 9718 § 2 (part), 1997: prior code § 7415)

17.26.070 Amendments.

Minor amendments to an approved planned development may be granted by the planning commission upon recommendation of the site plan committee. Major amendments shall be processed as an amendment to a conditional use permit with required public hearings. Major amendments include, but are not limited to, the following:

- A. Changes in residential density;
- B. Changes in land use relationships;
- C. Changes in the location and/or scope of open space;
- D. Changes in circulation patterns;
- E. Other changes as determined by the planning commission upon request. (Ord. 2017-01 (part), 2017: Ord. 9718 § 2 (part), 1997: prior code § 7416)

17.26.080 Timing.

Once granted, a planned development approval shall be valid for a period of two years. Extensions may be granted by the planning commission for one year periods, not to exceed three such extensions. (Ord. 2017-01 (part), 2017: Ord. 9718 § 2 (part), 1997: prior code § 7417)

Conditional Use Permits

(Section 17.38)

17.38.010 Purposes and powers

In certain zones conditional uses are permitted subject to the granting of a conditional use permit. Because of their unusual characteristics, conditional uses require special consideration so that they may be located properly with respect to the objectives of the zoning ordinance and with respect to their effects on surrounding properties. In order to achieve these purposes and thus give the zone use regulations the flexibility necessary to achieve the objectives of this title, the planning commission is empowered to grant or deny applications for conditional use permits and to impose reasonable conditions upon the granting of such permits. (Prior code § 7525)

17.38.020 Application procedures.

- A. Application for a conditional use permit shall be made to the planning commission on a form prescribed by the commission which shall include the following data:
1. Name and address of the applicant;
 2. Statement that the applicant is the owner of the property or is the authorized agent of the owner;
 3. Address and legal description of the property;
 4. The application shall be accompanied by such sketches or drawings as may be necessary by the planning division to clearly show the applicant's proposal;
 5. The purposes of the conditional use permit and the general description of the use proposed;
 6. Additional information as required by the historic preservation advisory committee.
- B. The application shall be accompanied by a fee set by resolution of the city council sufficient to cover the cost of handling the application. (Prior code § 7526)

17.38.030 Lapse of conditional use permit.

A conditional use permit shall lapse and shall become void twenty-four (24) months after the date on which it became effective, unless the conditions of the permit allowed a shorter or greater time limit, or unless prior to the expiration of twenty-four (24) months a building permit is issued by the city and construction is commenced and diligently pursued toward completion on the site which was the subject of the permit. A permit may be renewed for an additional period of one year; provided, that prior to the expiration of twenty-four (24) months from the date the permit originally became effective, an application for renewal is filed with the planning commission. The commission may grant or deny an application for renewal of a conditional use permit. In the case of a planned residential development, the recording of a final map and improvements thereto shall be deemed the same as a building permit in relation to this section. (Ord. 2001-13 § 4 (part), 2001: prior code § 7527)

17.38.040 Revocation.

Upon violation of any applicable provision of this title, or, if granted subject to a condition or conditions, upon failure to comply with the condition or conditions, a conditional use permit shall be suspended automatically. The planning commission shall hold a public hearing within sixty (60) days, in accordance with the procedure prescribed in Section 17.38.080, and if not satisfied that the regulation, general provision or condition is being complied with, may revoke the permit or take such action as may be necessary to insure compliance with the regulation, general provision or condition. Appeals of the decision of the planning commission may be made to the city council as provided in Section 17.38.120. (Prior code § 7528)

17.38.050 New application.

Following the denial of a conditional use permit application or the revocation of a conditional use permit, no application for a conditional use permit for the same or substantially the same conditional use on the same or substantially the same site shall be filed within one year from the date of denial or revocation of

the permit unless such denial was a denial without prejudice by the planning commission or city council. (Prior code § 7530)

17.38.060 Conditional uses permit to run with the land.

A conditional use permit granted pursuant to the provisions of this chapter shall run with the land and shall continue to be valid upon a change of ownership of the site or structure which was the subject of the permit application subject to the provisions of Section 17.38.065. (Prior code § 7531)

17.38.065 Abandonment of conditional use permit.

If the use for which a conditional use permit was approved is discontinued for a period of one hundred eighty (180) days, the use shall be considered abandoned and any future use of the site as a conditional use will require the approval of a new conditional use permit.

17.38.070 Temporary uses or structures.

- A. Conditional use permits for temporary uses or structures may be processed as administrative matters by the city planner and/or planning division staff. However, the city planner may, at his/her discretion, refer such application to the planning commission for consideration.
- B. The city planner and/or planning division staff is authorized to review applications and to issue such temporary permits, subject to the following conditions:
 - 1. Conditional use permits granted pursuant to this section shall be for a fixed period not to exceed thirty (30) days for each temporary use not occupying a structure, including promotional enterprises, or six months for all other uses or structures.
 - 2. Ingress and egress shall be limited to that designated by the planning division. Appropriate directional signing, barricades, fences or landscaping shall be provided where required. A security officer may be required for promotional events.
 - 3. Off-street parking facilities shall be provided on the site of each temporary use as prescribed in Section 17.34.020.
 - 4. Upon termination of the temporary permit, or abandonment of the site, the applicant shall remove all materials and equipment and restore the premises to their original condition.
 - 5. Opening and closing times for promotional enterprises shall coincide with the hours of operation of the sponsoring commercial establishment. Reasonable time limits for other uses may be set by the city planner and planning division staff.
 - 6. Applicants for a temporary conditional use permit shall have all applicable licenses and permits prior to issuance of a conditional use permit.
 - 7. Signing for temporary uses shall be subject to the approval of the city planner.
 - 8. Notwithstanding underlying zoning, temporary conditional use permits may be granted for fruit and vegetable stands on properties primarily within undeveloped agricultural areas. In reviewing applications for such stands, issues of traffic safety and land use compatibility shall be evaluated and mitigation measures and conditions may be imposed to ensure that the stands are built and are operated consistent with appropriate construction standards, vehicular access and off-street parking. All fruits and vegetables sold at such stands shall be grown by the owner/operator or purchased by said party directly from a grower/farmer.
- C. The applicant may appeal an administrative decision to the planning commission. (Ord. 9605 § 30 (part), 1996: prior code § 7532)

17.38.080 Public hearing--Notice.

- A. The planning commission shall hold at least one public hearing on each application for a conditional use permit.
- B. Notice of the public hearing shall be given not less than ten days nor more than thirty (30) days prior to the date of the hearing by mailing a notice of the time and place of the hearing to property

owners within three hundred (300) feet of the boundaries of the area occupied or to be occupied by the use which is the subject of the hearing, and by publication in a newspaper of general circulation within the city. (Prior code § 7533)

17.38.090 Investigation and report.

The planning staff shall make an investigation of the application and shall prepare a report thereon which shall be submitted to the planning commission. (Prior code § 7534)

17.38.100 Public hearing--Procedure.

At the public hearing the planning commission shall review the application and the statement and drawing submitted therewith and shall receive pertinent evidence concerning the proposed use and the proposed conditions under which it would be operated or maintained, particularly with respect to the findings prescribed in Section 17.38.110. The planning commission may continue a public hearing from time to time as it deems necessary. (Prior code § 7535)

17.38.110 Action by planning commission.

- A. The planning commission may grant an application for a conditional use permit as requested or in modified form, if, on the basis of the application and the evidence submitted, the commission makes the following findings:
 - 1. That the proposed location of the conditional use is in accordance with the objectives of the zoning ordinance and the purposes of the zone in which the site is located;
 - 2. That the proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.
- B. A conditional use permit may be revocable, may be granted for a limited time period, or may be granted subject to such conditions as the commission may prescribe. The commission may grant conditional approval for a permit subject to the effective date of a change of zone or other ordinance amendment.
- C. The commission may deny an application for a conditional use permit. (Prior code § 7536)\

17.38.120 Appeal to city council.

The decision of the City planning commission on a conditional use permit shall be subject to the appeal provisions of Section 17.02.145. (Prior code § 7537) (Ord. 2006-18 § 6, 2007)

17.38.130 Effective date of conditional use permit.

A conditional use permit shall become effective immediately when granted or affirmed by the council, or upon the sixth working day following the granting of the conditional use permit by the planning commission if no appeal has been filed. (Prior code § 7539)

RESOLUTION NO. 2024-22

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2024-13, A REQUEST BY JAGTAR SINGH TO AMEND CONDITIONAL USE PERMIT NO. 2005-11, TO ALLOW A REDUCTION OF THE DRIVE AISLE WIDTH, SETBACKS, AND LANDSCAPE PLANTER OF A PLANNED RESIDENTIAL DEVELOPMENT IN THE R-1-5 (SINGLE-FAMILY RESIDENTIAL, 5,000 SQUARE FOOT MINIMUM SITE AREA) ZONE. THE SITE IS LOCATED AT 3408, 3412, 3416 EAST DOUGLAS AVENUE (APNS: 103-280-107, 103-280-108, & 103-280-109).

WHEREAS, Conditional Use Permit No. 2024-13, is a request by a Jagtar Singh to amend Conditional Use Permit No. 2005-11 to allow a reduction of the drive aisle width, setbacks, and landscape planter of a Planned Resident Development in the R-1-5 (Single-Family Residential, 5,000 square foot minimum site area) zone. The site is located at 3408, 3412, and 3416 East Douglas Avenue (APNs: 103-280-107, 103-280-108, & 103-280-109); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on June 10, 2024; and

WHEREAS, at the June 10, 2024, Planning Commission meeting the Planning Commission continued Conditional Use Permit No. 2024-13 to the date specific June 24, 2024, meeting due to the lack of a quorum for this item; and

WHEREAS, a public hearing was held before the Planning Commission on June 24, 2024; and

WHEREAS, the Planning Commission of the City of Visalia finds the Conditional Use Permit, as conditioned, to be in accordance with Chapter 17.38.110 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

WHEREAS, the Planning Commission finds the project to be Categorically Exempt consistent with the California Environmental Quality Act (CEQA) and City of Visalia Environmental Guidelines.

NOW, THEREFORE, BE IT RESOLVED that the project is exempt from further environmental review pursuant to CEQA Section 15305.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of Visalia makes the following specific findings based on the evidence presented:

1. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance.
2. That the proposed conditional use permit would be compatible with adjacent land uses.
3. That the conditional use permit is consistent with the intent of the General Plan,

Subdivision Ordinance, and Zoning Ordinance, and is not detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

4. That the project is considered Categorical Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), Categorical Exemption No. 2024-20.

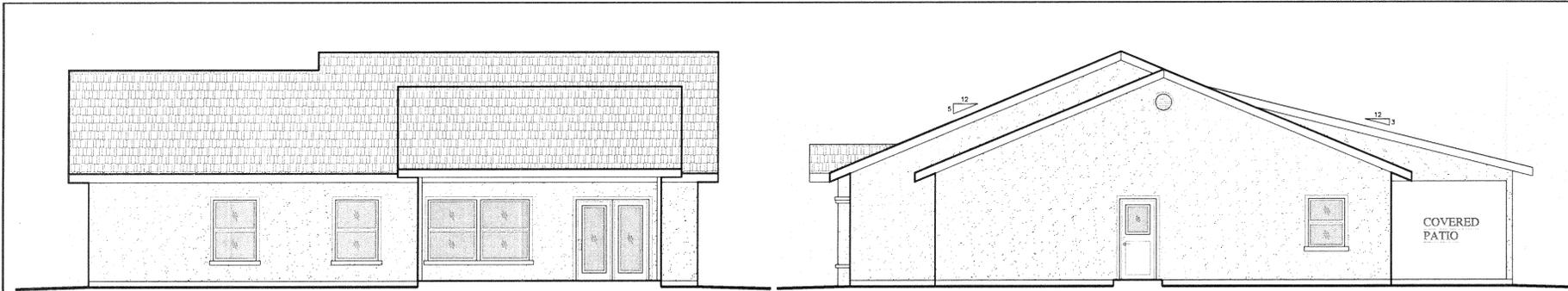
BE IT FURTHER RESOLVED that the Planning Commission hereby approves the Conditional Use Permit on the real property here described in accordance with the terms of this resolution under the provisions of Section 17.38.110 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the project be developed consistent with the comments and conditions of the Site Plan Review No. 2023-044.
2. That the project shall be developed and maintained in substantial compliance with the site plan in Exhibit A and per the following setbacks as noted below.

Amendment Request CUP 2024-13	Homes on Parcels 2 and 3 facing West	20-ft setback with reduction of 15-ft for new covered attached patio for homes on Parcels 2 and 3	18-ft wide driveway for access to Parcel 2, then narrows to a 12-ft wide driveway for access to Parcel 3	3.5-ft landscape planter placed on both sides of the drive aisle on Parcel 1 as well as added landscape planters between Parcels 2 and 3
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That the site drive approach and drive aisle as well as the landscape planter be developed as shown in Exhibit A (Site Plan).

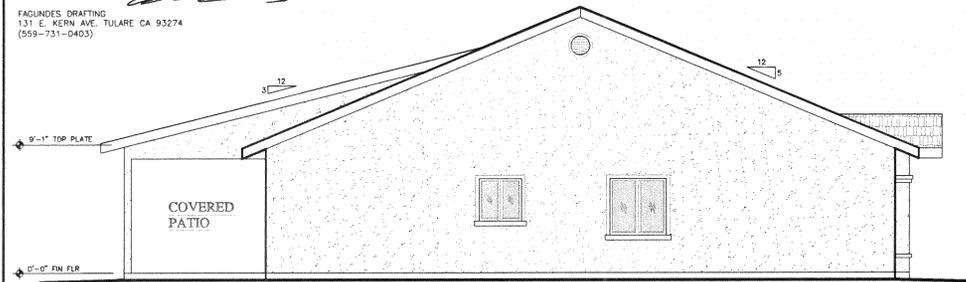
3. That all other conditions from Conditional Use Permit 2005-11 be met.
4. That all applicable federal, state, regional, and city policies and ordinances be met.



REAR ELEVATION
EAST VIEW

RIGHT ELEVATION
SOUTH VIEW

DRAFTSMAN
WILLIAM T. FAGUNDES
FAGUNDES DRAFTING
131 E. KERIN AVE. TULARE CA 93274
(559-731-0403)



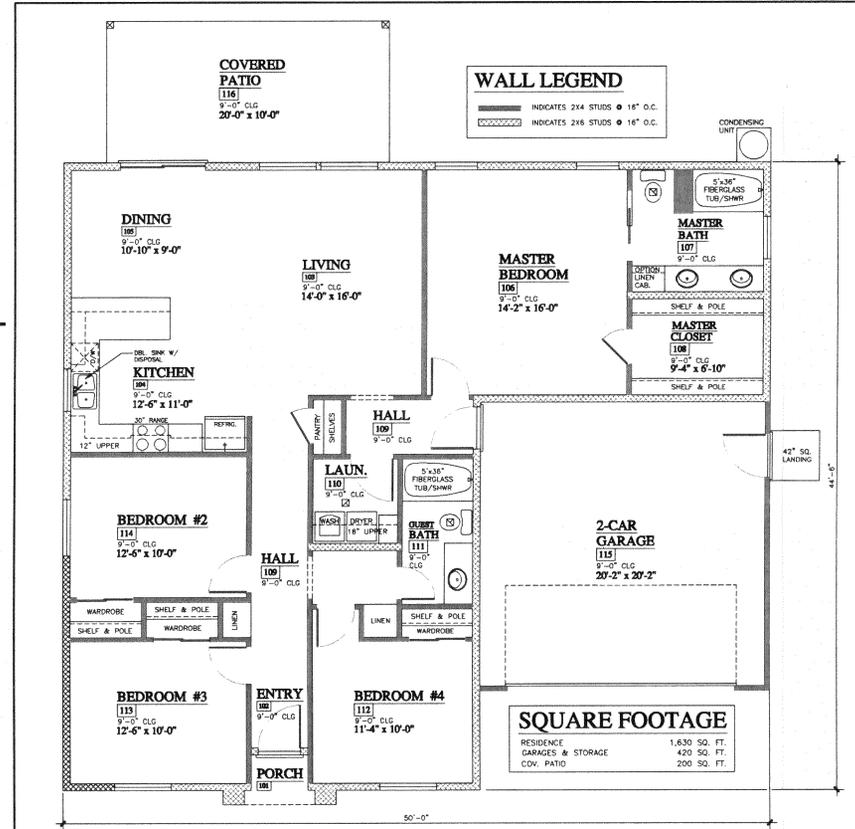
LEFT ELEVATION
NORTH VIEW



FRONT ELEVATION
WEST VIEW

EXTERIOR ELEVATIONS

SCALE 1/4" = 1'-0"



FLOOR PLAN

SCALE 1/4" = 1'-0"

DESIGNED BY	WILLIAM FAGUNDES	
DATE	08/16/20	
SCALE	AS INDICATED	
REVISIONS		
NO.	DATE	DESCRIPTION
1		
2		
3		
4		

Fagundes Drafting
131 E. KERIN STREET SUITE G
TULARE CA 93274
BL # B12-24929

MR. JAGTAR SINGH
A NEW RESIDENCE FOR
3412 & 3416 EAST DOUGLAS AVENUE
VISALIA CALIFORNIA

DEPT
A-2

JOB NUMBER
#22-068

CUP 2024-013 Operational Statement

The purpose of this application is to request to amend CUP 2005-011 to modify the drive aisle width and modify setbacks of a Planned Residential Development in the R-1-5 zone. The project site is located at 3408, 3412, and 3416 East Douglas Avenue (APNs: 103-280-107, 103-280-108, & 103-280-109). A 1,630 sq.ft residence is proposed to be constructed at both 3412 and 3416 East Douglas Avenue. A CUP Amendment is required to request a reduction to the drive aisle width requirement, reduced setbacks, and a reduction to the 5' planter requirement for 3408, 3412, and 3416 E Douglas Avenue. All other conditions of the original CUP shall be carried over.

Eric S. Smith
Dtd. 4.25.24

RESOLUTION NO. 2005-40

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING PARCEL MAP NO 2005-04, A REQUEST TO DIVIDE .42 ACRES INTO THREE PARCELS. THE SITE IS LOCATED AT 3408 EAST DOUGLAS AVENUE

WHEREAS, Parcel Map No. 2005-04 is a request by Todd McGuyer and Steven Brown to divide .42 acres into three parcels. The site is located at 3408 East Douglas Avenue (APN 103-330-021); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice scheduled a public hearing before said Commission on May 9, 2005; and

WHEREAS, the Planning Commission of the City of Visalia finds the parcel map in accordance with Section 16.28.07 of the Ordinance Code of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

WHEREAS, the Planning Commission finds the project to be Categorically Exempt consistent with the California Environmental Quality Act and City of Visalia Environmental Guidelines.

NOW, THEREFORE, BE IT RESOLVED that the project is exempt from further environmental review pursuant to CEQA Section 15315.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of Visalia makes the following specific findings based on the evidence presented:

That the proposed location of the Tentative Parcel Map is consistent with the policies and intent of the General Plan, Zoning Ordinance and Subdivision Map.

2. That the proposed location of the tentative parcel map and the conditions under which it would be built or maintained will not be detrimental to the public health, safety, or welfare nor materially injurious to properties or improvements in the vicinity.
3. That the requested action is considered Categorically Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), (Categorical Exemption No. 2005-36).
4. That there is no evidence before the Planning Commission that the proposed project will have any potential for adverse effects on wildlife resources, as defined in Section 711.2 of the Department of Fish and Game Code.

BE IT FURTHER RESOLVED that the Planning Commission hereby approves the parcel map on the real property herein above described in accordance with the terms of this resolution under the provisions of Section 17.12.050 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the final map be developed in substantial compliance with Exhibit "B."
2. That the final map be prepared consistent with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan No. 2005-006 and No. 2004-231.
3. That all of the applicable conditions of Conditional Use Permit No. 2005-11 be met.
4. That this subdivision shall be annexed into the Northeast Maintenance District for the maintenance of identified Northeast Maintenance District items. Any items such as street lights and related which can not be incorporated into the Northeast District shall be incorporated into a Landscaping and Lighting Act Assessment District, which would be formed prior to recordation of the final map. The Landscaping and Lighting Act Assessment District shall include the operational and maintenance cost for any maintenance for appurtenant local streets and maintenance for street trees. The Landscape and Lighting Act Assessment District shall also include provisions for the City to collect payments from the subdivider to cover the estimated cost to operate and maintain the improvements of the District prior to assessments occurring on the property tax roll.
5. That a shared access and maintenance agreement be recorded for the three parcels, in conjunction with the recordation of the final map, for the maintenance of the private drive.
6. That curb and gutter, sidewalk and paving be installed along the Douglas Avenue frontage.
7. That a paved access be provided to Parcels 2 and 3 on the private drive area as shown in Exhibit "A."
8. That all other city codes and ordinances be met.

Commissioner Pérez offered the motion to this resolution. Commissioner Thompson seconded the motion and it carried by the following vote:

AYES: Commissioners Pérez, Thompson, Logan, Wynn
 NOES:
 ABSTAINED:
 ABSENT: Commissioner Salinas

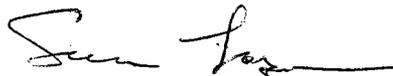
STATE OF CALIFORNIA)
 COUNTY OF TULARE) ss
 CITY OF VISALIA)

ATTEST: Fred Brusuelas, AICP
 Community Development & Public Works Assistant Director

I, Fred Brusuelas, Secretary of the Visalia Planning Commission, certify the foregoing is the full and true Resolution No. 2005-40, passed and adopted by the Planning Commission of the City of Visalia at a regular meeting held on May 9, 2005.



Fred Brusuelas, AICP
Community Development & Public Works Assistant Director



Sam Logan, Chairperson

RESOLUTION NO 2005-41

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO 2005-11, A REQUEST TO ALLOW PLANNED DEVELOPMENT WITH PRIVATE ACCESS IN THE R-1-6 ZONE. THE SITE IS LOCATED AT 3408 EAST DOUGLAS AVENUE.

WHEREAS, Conditional Use Permit No. 2005-11 is a request by Todd McGuyer and Steven Brown (Neil Zerlang, Agent) to allow planned development with private access in the R-1-6 Zone. The site is located at 3408 East Douglas Avenue (APN 103-330-021); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on May 9, 2005; and

WHEREAS, the Planning Commission of the City of Visalia finds the Conditional Use Permit to be in accordance with Chapter 17.38.110 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of Visalia makes the following specific findings based on the evidence presented:

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
 - The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That the requested action is considered Categorical Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), (Categorical Exemption No. 2005-36).
4. That there is no evidence before the Planning Commission that the proposed project will have any potential for adverse effects on wildlife resources, as defined in Section 711.2 of the Department of Fish and Game Code.

BE IT FURTHER RESOLVED that the Planning Commission hereby approves the Conditional Use Permit on the real property here in above described in accordance with the terms of this resolution under the provisions of Section 17.38.110 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the site be developed in substantial compliance with Exhibit "A."
2. That the final map be prepared consistent with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan No. 2005-006 and No. 2004-231.
3. That all of the applicable conditions of Parcel Map No. 2005-04 be met.
4. That the site be developed with minimum setbacks as shown in Exhibit "A."
5. That the residents of the development be required to bring their residential roll-out refuse cans to the Douglas Avenue curb on trash pick up days.
6. That an automatic irrigation system be installed in the landscape strip along the western edge of the site, and landscaping be installed and permanently maintained and irrigated. No more than 20% of this area shall be non-living ground cover.
7. That a 6 inch curb be installed to protect the 5 foot wide planter strip from the private drive along the western edge of the site.
8. That battens be installed with the first building permit and permanently maintained, as shown on Exhibit "A", along the northern property line to prevent vehicle headlights from shining through the fence.
9. That a paved access be provided to Parcels 2 and 3 on the private drive area as shown in Exhibit "A."
10. That curb and gutter, sidewalk and paving be installed along the Douglas Avenue frontage.
11. That a shared maintenance agreement be recorded for the three parcels, in conjunction with the recordation of the final map, for the maintenance of the private drive.
12. That all other city codes and ordinances be met.
13. That the applicant submit to the city of visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of conditional use permit no. 2005-11 prior to the issuance of any building permits for this project.

Commissioner Pérez offered the motion to this resolution. Commissioner Thompson seconded the motion and it carried by the following vote:

AYES: Commissioners Pérez, Thompson, Logan, Wynn
 NOES:
 ABSTAINED:
 ABSENT: Commissioner Salinas

STATE OF CALIFORNIA)
 COUNTY OF TULARE) ss
 CITY OF VISALIA)

ATTEST: Fred Brusuelas, AICP
Community Development & Public Works Assistant Director

I, Fred Brusuelas, Secretary of the Visalia Planning Commission, certify the foregoing is the full and true Resolution No. 2005-041, passed and adopted by the Planning Commission of the City of Visalia at a regular meeting held on May 9, 2005.



Fred Brusuelas, AICP
Community Development & Public Works Assistant Director



Sam Logan, Chairperson



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: May 9, 2005

PROJECT PLANNER: Becky Fraser: (213-3347)
Jason Pausma (713-4348)

SUBJECT: Parcel Map No. 2005-04 is a request by Todd McGuyer and Steven Brown to divide .42 acres into three parcels. The site is located at 3408 East Douglas Avenue (APN 103-330-021).

Conditional Use Permit No. 2005-11 is a request by Todd McGuyer and Steven Brown (Neil Zerlang, Agent) to allow planned development with private access in the R-1-6 Zone. The site is located at 3408 East Douglas Avenue (APN 103-330-021).

STAFF RECOMMENDATION

Staff recommends approval of Parcel Map No. 2005-04 based upon the findings and conditions in Resolution No. 2005-40 and Conditional Use Permit No. 2005-11 based upon the findings and conditions in Resolution No. 2005-41. Staff's recommendation is based primarily upon the following:

- The request is consistent with the General Plan, Subdivision and Zoning Ordinances.

RECOMMENDED MOTION

I move to approve Parcel Map No. 2005-04 based on the findings and conditions in Resolution No. 2005-40 and Conditional Use Permit 2005-11 based on the findings and conditions in Resolution No. 2005-41.

PROJECT DESCRIPTION

Parcel Map 2005-04 is a request to divide a 19,369 square foot parcel into 3 single-family lots and the Conditional Use Permit No. 2005-11 is a request to allow a planned development with private access in the R-1-6 Zone.

All three parcels will have access to Douglas Avenue. Parcel 1 has an existing single-family house and the lot is 6,152 square feet. A detached garage will be added to the existing house. Parcel 2 has an existing detached garage located on the parcel, however the garage will be demolished. Parcel 2 is 6152 square feet. Parcel 3 is 6,152 square feet. Parcel 1 and 2 have a 1,500 square foot single-family house proposed.

The parcel is located at 3408 East Douglas Avenue, between Lovers Lane and McAuliff Street.

BACKGROUND INFORMATION

General Plan Land Use Designation	Low Density Residential
Zoning	R-1-6 (Low Density Residential, minimum 6,000 square feet)
Surrounding Zoning and Land Use	North: R-1-6 / single-family house South: R-1-6 / vacant East: R-1-6 / single-family house West: R-1-6 / single-family house
Environmental Review:	Categorical Exemption No. 2005-36
Site Plan:	04-231 (Parcel Map) 05-006 (Planned Residential Development)

RELATED PROJECTS

None.

PROJECT EVALUATION

Staff supports the requested conditional use permit and parcel map based on project consistency with the General Plan, Subdivision, and Zoning Ordinance.

Setbacks

As shown in Exhibit "A", each of the three parcels will have a minimum 20 foot side or rear yard in this Planned Residential Development. Staff recommends a condition that the site be developed with the setbacks as shown in Exhibit "A."

Northeast Visalia Specific Plan / Landscape and Lighting Assessment District

This site is located within the Northeast Specific Plan boundary. This project will be annexed into the Northeast Specific Plan Maintenance District which is the specific plan's version of a Landscaping and Lighting Act District. Staff has included a condition which provides for annexation to the Northeast Maintenance District and the formation of a Landscaping and Lighting Act District for any improvements which can not be covered by the Northeast Maintenance District.

Landscaping Buffer

A landscape strip is shown along the west side of the site. An automatic irrigation system must be installed in the landscape strip, and landscaping must be installed and permanently maintained and irrigated. The landscaping in this landscape strip must be installed to meet the requirements of Zoning Ordinance Section 17.30.130.C. which requires all areas within a landscape setback to be a combination of living and non-living ground coverings (nonliving to be a maximum of twenty (20) percent). This landscaping will help to buffer the this site from the adjacent R-1-6 property to the west and to provide a stop to prevent vehicles from backing out of the garages into the fence.

Utilities

Staff recommends a condition that separate utilities be provided to each parcel prior to recordation of the final map. This will include sanitary sewer laterals to each parcel.

Headlights

Staff recommends a condition that battens be installed and permanently maintained, as shown on Exhibit "A" along the northern property line. These battens will help mitigate the effect of vehicle headlights from shining through the slats of the wooden fence along the northern property line onto the neighbor to the north's backyard.

Public Improvements

Per Engineering Site Plan Review comments, curb and gutter, sidewalk and paving must be installed along the Douglas Avenue frontage. In addition to this, paved access must be provided to Parcels 2 and 3.

Access and Circulation

The three parcels will have access to Douglas Avenue. The applicant will construct a new 20 foot private street. A 25 foot access cross access easement will be provided across Parcels 1 and 2 to provide public street access for Parcels 2 and 3. All three owners will have a shared access and maintenance agreement for the private street.

Environmental Review

That the requested action is considered Categorically Exempt under Section 15305 and 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), (Categorical Exemption No. 2005-36).

RECOMMENDED FINDINGS

Parcel Map No. 2005-04

1. That the proposed location of the Tentative Parcel Map is consistent with the policies and intent of the General Plan, Zoning Ordinance and Subdivision Map.
2. That the proposed location of the tentative parcel map and the conditions under which it would be built or maintained will not be detrimental to the public health, safety, or welfare nor materially injurious to properties or improvements in the vicinity.
3. That the requested action is considered Categorically Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), (Categorical Exemption No. 2005-36).
4. That there is no evidence before the Planning Commission that the proposed project will have any potential for adverse effects on wildlife resources, as defined in Section 711.2 of the Department of Fish and Game Code.

Conditional Use Permit No. 2005-11

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.

- The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That the requested action is considered Categorical Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), (Categorical Exemption No. 2005-36).
 4. That there is no evidence before the Planning Commission that the proposed project will have any potential for adverse effects on wildlife resources, as defined in Section 711.2 of the Department of Fish and Game Code.

RECOMMENDED CONDITIONS OF APPROVAL

Parcel Map No. 2005-04

1. That the final map be developed in substantial compliance with Exhibit "B."
2. That the final map be prepared consistent with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan No. 2005-006 and No. 2004-231.
3. That all of the applicable conditions of Conditional Use Permit No. 2005-11 be met.
4. That this subdivision shall be annexed into the Northeast Maintenance District for the maintenance of identified Northeast Maintenance District items. Any items such as street lights and related which can not be incorporated into the Northeast District shall be incorporated into a Landscaping and Lighting Act Assessment District, which would be formed prior to recordation of the final map. The Landscaping and Lighting Act Assessment District shall include the operational and maintenance cost for any maintenance for appurtenant local streets and maintenance for street trees. The Landscape and Lighting Act Assessment District shall also include provisions for the City to collect payments from the subdivider to cover the estimated cost to operate and maintain the improvements of the District prior to assessments occurring on the property tax roll.
5. That a shared access and maintenance agreement be recorded for the three parcels, in conjunction with the recordation of the final map, for the maintenance of the private drive.
6. That curb and gutter, sidewalk and paving be installed along the Douglas Avenue frontage.
7. That a paved access be provided to Parcels 2 and 3 on the private drive area as shown in Exhibit "A."
8. That all other city codes and ordinances be met.

Conditional Use Permit 2005-11

1. That the site be developed in substantial compliance with Exhibit "A."
2. That the final map be prepared consistent with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan No. 2005-006 and No. 2004-231.
3. That all of the applicable conditions of Parcel Map No. 2005-04 be met.
4. That the site be developed with minimum setbacks as shown in Exhibit "A."
5. That an automatic irrigation system be installed in the landscape strip along the western edge of the site, and landscaping be installed and permanently maintained and irrigated. No more than 20% of this area shall be non-living ground cover.
6. That a 6 inch curb be installed to protect the 5 foot wide planter strip from the private drive along the western edge of the site.

7. That battens be installed with the first building permit and permanently maintained, as shown on Exhibit "A", along the northern property line to prevent vehicle headlights from shining through the fence.
8. That a paved access be provided to Parcels 2 and 3 on the private drive area as shown in Exhibit "A."
9. That curb and gutter, sidewalk and paving be installed along the Douglas Avenue frontage.
10. That a shared maintenance agreement be recorded for the three parcels, in conjunction with the recordation of the final map, for the maintenance of the private drive.
11. That all other city codes and ordinances be met.
12. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2005-11 prior to the issuance of any building permits for this project.

APPEAL INFORMATION

According to the City of Visalia Ordinance Section 16.04.040, an appeal to the City Council may be submitted within ten working days following the date of a decision by the Planning Commission on a tentative subdivision map application. An appeal shall be in writing and shall be filed with the City Clerk at 707 W. Acequia Ave., Visalia, CA 93291. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record.

The conditional use permit is provided with a five working day appeal period (Section 17.38.120), with the same process indicated above.

Attachments:

- Resolution
- Exhibit "A" – Reduced Site Plan
- Exhibit "B" – Reduced Tentative Map
- Correspondence
- Site Plan Review Comments (05-006 & 04-231)
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Location Sketch

RELATED PLANS AND POLICIES

General Plan and Zoning: There are no General Plan policies and Zoning Ordinance policies that apply to the proposed project:

Section 17.30.130 Development standards.

- C. Landscaping. The city will review and approve all landscaping for developments approved or reviewed through the planned development permit process in order to maintain high quality developments in Visalia. If landscaping is required as a result of request for building permit, the landscape and irrigation plans shall be submitted as a part of the building plans. The minimum landscaping areas in each planned district shall conform to the requirements set forth in design district development standards and also the following standards:
1. General.
 - a. All areas within a required setback to contain living ground covering or a combination of living and nonliving ground coverings (nonliving to be a maximum of twenty (20) percent). All plants within required setbacks to be of species suited to valley conditions, using Sunset Western Garden Book Zones 8 and 9 as a guide. The use of low water-using varieties, grouped by similar water usage is strongly recommended.
 - b. Islands of a minimum area of eighty square feet shall be established at a maximum separation of ten continuous parking stalls. The islands shall be landscaped with ground covers and with a minimum of one fifteen (15) gallon tree planted in each island. Actual numbers of trees will be based on size of project as determined by the planning division.
 - c. All landscaping as required within section shall be reviewed by the planning department as to the type, density of planting and size of plants intended for use. All landscaped areas shall be permanently maintained by the property owner.
 - d. All landscaped areas shall be surrounded with six-inch high concrete curbing, unless waived by the site plan review committee.
 - e. All landscaping on public property and parks shall conform to standards adopted by the park and recreation commission.
 - f. Exceptions to landscaping requirements may be granted by the historic preservation advisory board for sites located within an historic district or for sites listed on the local register.
 2. Trees.
 - a. Spacing of trees to be variable depending on type and eventual size, but that there be a general minimum standard of one fifteen (15) gallon tree for each twenty feet of frontage of a required landscaped setback, exclusive of vehicular site lines.
 - b. Trees to be used in parking lots to be of a type that will form a full head on a single trunk, i.e., Chinese Elm, Chinese Pistache, Golden Rain, Valley Oak or other approved species.
 3. Shrubs.
 - a. At least seventy-five (75) percent of shrubs planted to be of five-gallon minimum size. One-gallon plants may be used if planted with approved low water-using varieties.
 - b. Shrubs within a required setback to be spaced in such a way so that at maturity the plants will provide eighty (80) percent coverage. This is typically achieved by a plant spacing of five gallon plants per one hundred (100) square feet.
 4. Mounding.
 - a. Mounding or low growing shrubs are required along street frontages. Mounded slopes are not to exceed a 1:7 slope and shrubs to be planted must be low-growing varieties with a mature height of four feet or less. Steeper slopes may be allowed if irrigated by drip systems.
 - b. Mounding shall not be required for landscape areas which are ten feet, or less, in width.
 - c. Mounds to be compacted prior to planting to prevent excessive settlement. To reduce runoff, till in one inch of forest humus into the top six inches of soil and cover the entire surface of mound with an additional two inches of humus:
 - d. Black plastic not to be used under wood chips on mounds, or slopes in general.
 - e. Turf on mounds requires slope rates of 1:10 or less. Mounds with groundcovers require slope rates of 1:5 or less.
 5. Ground Covers.
 - a. Definition. "Living ground cover" means low-growing plants or shrubs that after being planted will grow together to form a solid cover in one year or less, excluding turf. To achieve desired coverage, low growing, groundcover plants taken from flats shall be planted a maximum of twelve (12) inches on center. Low-growing, shrub type ground covers in one gallon cans shall be planted a maximum of two feet on center. Spacing may be increased to three feet on center for fast growing plants as approved by the planning division.

In areas susceptible to foot traffic, the use of long-lived low-growing shrubs and groundcovers, such as Dwarf Coyote Bush, Lantana and Junipers are preferred. Other groundcovers that do not last as long, such as Baby

Tears, Gazania, African Daisy, and annual or perennial flowers must be limited to fifteen (15) percent of the total living groundcover area.

b. Definition. "Nonliving ground cover" means forest humus or walk-on bark, rock, and other similar materials. Use shall require permission of the planning/public service department.

c. All soil surfaces are to be covered by plant materials or nonliving groundcovers as defined in subsection (C)(5)(b) of this section. At least two inches of nonliving materials shall be applied to all planting areas except turf.

6. Parking Lots.

a. Planter required every other row to a width determined by the site plan review committee.

b. Such planters to contain approved trees on twenty (20) foot centers.

c. Shrubs and trees to be arranged in such a way as to avoid damage from the front of parked cars extending into the planter areas.

7. Turf.

a. Turf shall be limited to forty (40) percent of the total landscape area, and the use of low water-using varieties, such as warm season grasses and Tall Fescue is required. Public parks, golf courses, cemeteries, schools, properties within a historic district, and residential office conversions are to be reviewed for exemptions on a project by project basis.

b. No turf will be allowed:

i. In traffic medians;

ii. Parkways or planting areas narrower than nine feet;

iii. Storm drainage ponds with slopes in excess of 1:6;

iv. On mounds or slopes exceeding 1:10.

Exceptions to turf in parkways may be granted by the planning division in cases where pedestrian access is necessary across parkways.

8. Irrigation Plans.

a. Irrigation plans are required to be submitted along with landscape plans. Irrigation plans must show an irrigation conformance calculation with a ten percent safety margin. If the landscape is required as the result of a request for building permit, the landscape and irrigation plans shall be submitted as a part of the building plans.

b. Water efficient systems (drip, minispray, bubbler type, etc., shall be used whenever feasible.

c. All irrigation systems shall be equipped with an automatic controller capable of dual or multiple programming. Controllers must have multiple cycle capabilities and a flexible calendar program.

d. Separate valves shall be installed based on water use of planting and exposures on irrigation systems with seven or more valves. Turf areas should be on a separate valve from nonturf areas on all irrigation systems regardless of size.

e. Sprinkler heads must have matched precipitation rates within each control valve.

f. Sprinkler head spacing shall be designed for head-to-head coverage and placed at a maximum of fifty (50) percent of the diameter of throw.

g. Overhead sprays shall not throw water onto hardscaped or other non-planted, or bare ground areas, including sidewalks between landscaped areas.

h. A minimum of four inch pop-up sprinklers are required in turf areas, and areas adjacent to walkways and curbs. All sprinklers must be designed and installed to clear all plant material at maturity and obstacles in its throw zone.

i. Serviceable check valves or separate valves according to water zones are required where elevation differential may cause low head drainage.

j. Drip or bubbler irrigation systems are required on all trees and shrubs regardless if planted alone, in groundcover or turf areas.

k. Automatic rain shut-off devices shall be required on all irrigation systems with seven or more valves.

SITE PLAN

BEING A PORTION OF THE SOUTH EAST QUARTER OF THE NORTHWEST QUARTER OF SEC. 27
TOWNSHIP 13 SOUTH RANGE 25 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF
TULARE, STATE OF CALIFORNIA. DECEMBER 2004

PREPARED BY: NEIL ZERLANG - LAND SURVEYOR
204 E. NOBLE AVENUE, VISALIA, CA 93271, PHONE: (559) 794-1616

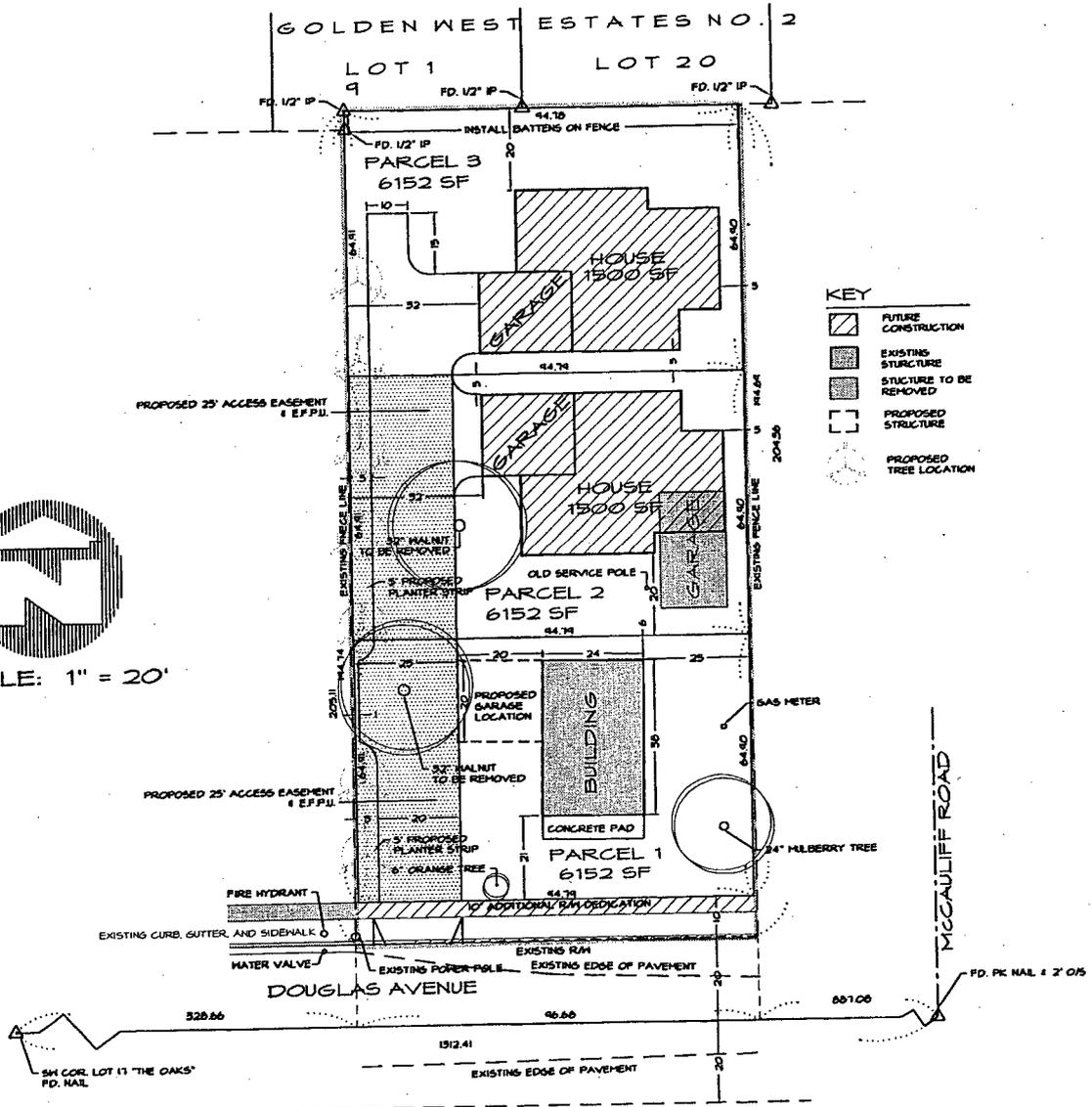
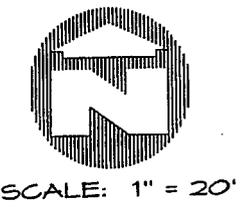
PREPARED FOR: TOD MCGUYER
140 S. DEHAREE, VISALIA, CA 93271, PHONE: (559) 730-116

ASSESSOR'S PARCEL NO.: 103-330-021

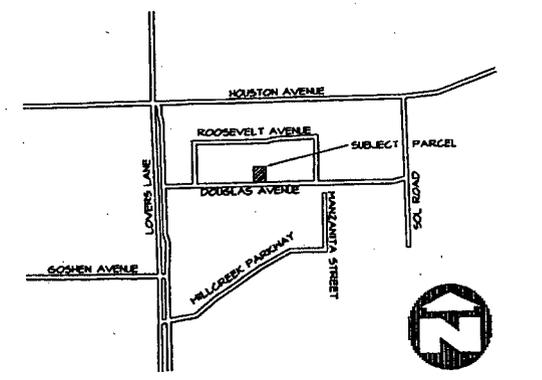
ZONING: R-1-6 FLOOD ZONE: X - SHADED

PARCEL NO.	PARCEL 1	PARCEL 2	PARCEL 3
EXISTING USE	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
PROPOSED USE	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
WATER BY	CALIF. WATER SERV.	CALIF. WATER SERV.	CALIF. WATER SERV.
SERWER BY	CITY OF VISALIA	CITY OF VISALIA	CITY OF VISALIA

NOTE: REFUSE TO BE COLLECTED IN INDIVIDUAL RESIDENTIAL ROLL-OUT CANS TO DOUGLAS CURB FOR PICK UP.



- KEY**
- FUTURE CONSTRUCTION
 - EXISTING STRUCTURE
 - STRUCTURE TO BE REMOVED
 - PROPOSED STRUCTURE
 - PROPOSED TREE LOCATION



VICINITY MAP

NOT TO SCALE



May 12, 2023

Site Plan Review No. 2023-044:

Pursuant to Zoning Ordinance Chapter 17.28 the Site Plan Review process has found that your application complies with the general plan, municipal code, policies, and improvement standards of the city. A copy of each Departments/Divisions comments that were discussed with you at the Site Plan Review meeting are attached to this document.

Based upon Zoning Ordinance Section 17.28.070, this is your Site Plan Review determination. However, your project requires discretionary action as stated on the attached Site Plan Review comments. You may now proceed with filing discretionary applications to the Planning Division.

This is your Site Plan Review Permit; your Site Plan Review became effective **March 22, 2023**. A site plan review permit shall lapse and become null and void one year following the date of approval unless, prior to the expiration of one year, a building permit is issued by the building official, and construction is commenced and diligently pursued toward completion.

If you have any questions regarding this action, please call the Community Development Department at (559) 713-4359.

Respectfully,

A handwritten signature in black ink, appearing to read "Paul Bernal". The signature is written in a cursive, flowing style.

Paul Bernal
Community Development Director
315 E. Acequia Ave.
Visalia, CA 93291

Attachment(s):

- Site Plan Review Comments



MEETING DATE March 22, 2023
 SITE PLAN NO. 2023-044
 PARCEL MAP NO.
 SUBDIVISION
 LOT LINE ADJUSTMENT NO.

Enclosed for your review are the comments and decisions of the Site Plan Review committee. Please review all comments since they may impact your project.

RESUBMIT Major changes to your plans are required. Prior to accepting construction drawings for building permit, your project must return to the Site Plan Review Committee for review of the revised plans.

During site plan design/policy concerns were identified, schedule a meeting with

- Planning Engineering prior to resubmittal plans for Site Plan Review.
- Solid Waste Parks and Recreation Fire Dept.

REVISE AND PROCEED (see below)

A revised plan addressing the Committee comments and revisions must be submitted for Off-Agenda Review and approval prior to submitting for building permits or discretionary actions.

Submit plans for a building permit between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday.

Your plans must be reviewed by:

- CITY COUNCIL REDEVELOPMENT
- PLANNING COMMISSION PARK/RECREATION
- CUP Amendment
- HISTORIC PRESERVATION OTHER – Lot Line Adjustment

ADDITIONAL COMMNTS:

If you have any questions or comments, please call the Site Plan Review Hotline at (559) 713-4440 Site Plan Review Committee

SITE PLAN REVIEW COMMENTS

Cristobal Carrillo, Planning Division (559) 713-4443

Date: March 22, 2023

SITE PLAN NO: 2023-044
PROJECT: 3412 E. Douglas Avenue
DESCRIPTION: PROPOSED 1630 SF SINGLE FAMILY RESIDENCE (R-1-5)
APPLICANT: JAGTAR SINGH
PROP. OWNER: BROWN STEPHEN & SHEREEN
LOCATION: 3416 E. DOUGLAS AVE
APN TITLE: 103-280-108
GENERAL PLAN: RLD (Residential Low Density)
ZONING: R-1-5 (Single Family Residential, 5,000 sq. ft. minimum site area)

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Conditional Use Permit Amendment

PROJECT SPECIFIC INFORMATION: March 22, 2023

1. A Conditional Use Permit Amendment shall be required, requesting reduction to the drive aisle width requirement, reduced setbacks, and a reduction to the five foot planter requirement. Note, the reduced drive aisle will only be accepted in landscaping is placed in areas where the drive aisle is reduced.
2. All other conditions of the original Conditional Use Permit shall be carried over onto the new proposal, including batten fencing to the north and shared maintenance agreements.

Note:

1. The applicant shall contact the San Joaquin Valley Air Pollution Control District to verify whether additional permits are required through the District.
2. Prior to a final for the project, a signed Certificate of Compliance for the MWELo standards is required indicating that the landscaping has been installed to MWELo standards.

Sections of the Municipal Code to review:

17.12 Single-Family Residential Zone

17.34 Off-street parking and loading facilities

17.34.020(A)(1) Single-family dwelling

17.36 Fences Walls and Hedges

17.36.030 Single-family residential zones

NOTE: Staff recommendations contained in this document are not to be considered support for a particular action or project unless otherwise stated in the comments. The comments found on this document pertain to the site plan submitted for review on the above referenced date. Any changes made to the plan submitted must be submitted for additional review.



Signature: _____



**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

Adrian Rubalcaba 713-4271
 Edelma Gonzalez 713-4364

ITEM NO: 4 DATE: MARCH 22ND, 2023

SITE PLAN NO.: 23-044
PROJECT TITLE: 3412 E. DOUGLAS AVE
DESCRIPTION: PROPOSED 1630 SF SINGLE FAMILY RESIDENCE (R-1-5)
APPLICANT: JAGTAR SINGH
PROP OWNER: BROWN STEPHEN & SHEREEN
LOCATION: 3412 E DOUGLAS AVE
APN: 103-280-108

SITE PLAN REVIEW COMMENTS

- REQUIREMENTS (indicated by checked boxes)
- Install curb return with ramp, with _____ radius;
- Install curb; gutter **DOUGLAS AVE**
- Drive approach size: **18' MIN** Use radius return; **REFER TO MULTI-FAMILY STANDARDS**
- Sidewalk: **5'** width; **5'** parkway width at **DOUGLAS**
- Repair and/or replace any sidewalk across the public street frontage(s) of the subject site that has become uneven, cracked or damaged and may constitute a tripping hazard.
- Replace any curb and gutter across the public street frontage(s) of the subject site that has become uneven and has created areas where water can stand.
- Right-of-way dedication required. A title report is required for verification of ownership.
- Deed required prior to issuing building permit;
- City Encroachment Permit Required. **FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY**
Insurance certificate with general & auto liability (\$1 million each) and workers compensation (\$1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit. Contact Encroachment Tech. at 713-4414.
- CalTrans Encroachment Permit required. CalTrans comments required prior to issuing building permit. Contacts: David Deel (Planning) 488-4088;
- Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map.
- Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.
- Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades. Prepared by registered civil engineer or project architect. All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a) directed to the City's existing storm drainage system; b) directed to a permanent on-site basin; or c) directed to a temporary on-site basin is required until a connection with adequate capacity is available to the City's storm drainage system. On-site basin: _____ : _____ maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance. **SEE ADDITIONAL COMMENTS**
- Grading permit is required for clearing and earthwork performed prior to issuance of the building permit.
- Show finish elevations. (Minimum slopes: A.C. pavement = 1%, Concrete pavement = 0.25%. Curb & Gutter = 0.20%, V-gutter = 0.25%)
- Show adjacent property grade elevations. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
- All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.
- Traffic indexes per city standards:

- Install street striping as required by the City Engineer.
- Install landscape curbing (typical at parking lot planters). **PER DESIGN**
- Minimum paving section for parking: 2" asphalt concrete paving over 4" Class 2 Agg. Base, or 4" concrete pavement over 2" sand.
- Design Paving section to traffic index of 5.0 min. for solid waste truck travel path.
- Provide "R" value tests: each at
- Written comments required from ditch company Contacts: James Silva 747-1177 for Modoc, Persian, Watson, Oakes, Flemming, Evans Ditch and Peoples Ditch; Jerry Hill 686-3425 for Tulare Irrigation Canal, Packwood and Cameron Creeks; Bruce George 747-5601 for Mill Creek and St. John's River.
- Access required on ditch bank, 15' minimum Provide wide riparian dedication from top of bank.
- Show Valley Oak trees with drip lines and adjacent grade elevations. Protect Valley Oak trees during construction in accordance with City requirements.
- A permit is required to remove Valley Oak trees. Contact Public Works Admin at 713-4428 for a Valley Oak tree evaluation or permit to remove. A pre-construction conference is required.
- Relocate existing utility poles and/or facilities. **AS NECESSARY FOR STREET IMPROVEMENTS**
- Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding. **AS NECESSARY FOR STREET IMPROVEMENTS**
- Subject to existing Reimbursement Agreement to reimburse prior developer:
- Fugitive dust will be controlled in accordance with the applicable rules of San Joaquin Valley Air District's Regulation VIII. Copies of any required permits will be provided to the City.
- If the project requires discretionary approval from the City, it may be subject to the San Joaquin Valley Air District's Rule 9510 Indirect Source Review per the rule's applicability criteria. A copy of the approved AIA application will be provided to the City.
- If the project meets the one acre of disturbance criteria of the State's Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is needed. A copy of the approved permit and the SWPPP will be provided to the City.

- Comply with prior comments. Resubmit with additional information. Redesign required.

Additional Comments:

- 1. Proposed development will incur impact fees associated with proposed land development and Single-Family Dwelling construction.**
- 2. Frontage improvement required on Douglas with parcel development. Improvement shall include, but may not be limited to, pavement, curb and gutter, 5' parkway landscaping with street tree, 5' sidewalk, drive approach, utility relocation/undergrounding, and utility extension. Site plan appears to show correct dimension for Right-Of-Way improvements.**
- 3. Developer will need to verify that existing residence is connected to sewer to receive credit. City records does not show an existing sewer lateral. If non-exist, installed, and connect to City Sewer main on Douglas. Each parcel needs to have their own sewer lateral.**
- 4. Install drive approach per City Std C-32. A minimum of 4' distance is required from adjacent property line.**
- 5. Proposed easterly drive approach can only provide access to Lot 107, and not Lot 108, and Lot 109.**
- 6. All parcels need to drain towards Douglas Ave. Storm water drainage cannot be focused/directed to sheet flow over and across pedestrian sidewalk. Refer to City Std. D-20 for commercial sidewalk drain or connect to SD line in road.**
- 7. Project is located within the Northeast Specific Plan Area. Additional development impact fees may apply.**
- 8. Portion of structures appears to be located within existing 25' easement. Provide documentation that allows structure to be located within easement area or shift structure to avoid encroaching.**
- 9. A building permit is required, standard plan check, and inspection fees will apply.**

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **23-044**
 Date: **03/22/2023**

Summary of applicable Development Impact Fees to be collected at the time of building permit:
(Preliminary estimate only! Final fees will be based on the development fee schedule in effect at the time of building permit issuance.)

(Fee Schedule Date:**08/20/22**)
 (Project type for fee rates:**SFD**)

Existing uses may qualify for credits on Development Impact Fees.

FEE ITEM	FEE RATE
<input checked="" type="checkbox"/> Groundwater Overdraft Mitigation Fee	\$1,555/AC
<input checked="" type="checkbox"/> Transportation Impact Fee	\$7,097/UNIT
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	\$952/UNIT
	TRETMENT PLANT:
	\$945/UNIT
<input checked="" type="checkbox"/> Sewer Front Foot Fee	52/FT X 95 LF (DOUGLAS) --TBD
<input checked="" type="checkbox"/> Storm Drain Acq/Dev Fee	\$4,200/AC
<input checked="" type="checkbox"/> Park Acq/Dev Fee	\$2,529/UNIT
<input checked="" type="checkbox"/> Northeast Specific Plan Fees	\$2,060/UNIT
<input type="checkbox"/> Waterways Acquisition Fee	
<input checked="" type="checkbox"/> Public Safety Impact Fee: Police	\$2,085/AC
<input checked="" type="checkbox"/> Public Safety Impact Fee: Fire	\$2,279/AC
<input checked="" type="checkbox"/> Public Facility Impact Fee	\$691/UNIT
<input type="checkbox"/> Parking In-Lieu	

Reimbursement:

- 1.) No reimbursement shall be made except as provided in a written reimbursement agreement between the City and the developer entered into prior to commencement of construction of the subject facilities.
- 2.) Reimbursement is available for the development of arterial/collector streets as shown in the City's Circulation Element and funded in the City's transportation impact fee program. The developer will be reimbursed for construction costs and right of way dedications as outlined in Municipal Code Section 16.44. Reimbursement unit costs will be subject to those unit costs utilized as the basis for the transportation impact fee.
- 3.) Reimbursement is available for the construction of storm drain trunk lines and sanitary sewer trunk lines shown in the City's Storm Water Master Plan and Sanitary Sewer System Master Plan. The developer will be reimbursed for construction costs associated with the installation of these trunk lines.



Edelma Gonzalez

City of Visalia
Building: Site Plan
Review Comments

SFR 23044
3412 E DOUGLAS
SINGLE FAMILY
DWELLING

NOTE: These are general comments and DO NOT constitute a complete plan check for your specific project
Please refer to the applicable California Code & local ordinance for additional requirements.

- A building permit will be required. *For information call (559) 713-4444*
- Submit 1 digital set of professionally prepared plans and 1 set of calculations. (Small Tenant Improvements)
- Submit 1 digital set of plans prepared by an architect or engineer. Must comply with 2016 California Building Cod Sec. 2308 for conventional light-frame construction or submit 1 digital set of engineered calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:**
- Meet State and Federal requirements for accessibility for persons with disabilities.
- A path of travel, parking and common area must comply with requirements for access for persons with disabilities.
- All accessible units required to be adaptable for persons with disabilities.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements at property lines.
- A demolition permit & deposit is required. *For information call (559) 713-4444*
- Obtain required permits from San Joaquin Valley Air Pollution Board. *For information call (661) 392-5500*
- Plans must be approved by the Tulare County Health Department. *For information call (559) 624-8011*
- Project is located in flood zone _____ * Hazardous materials report.
- Arrange for an on-site inspection. (Fee for inspection \$157.00) *For information call (559) 713-4444*
- School Development fees. **RESIDENTIAL: \$ 4.79 PER SF.**
- Park Development fee \$ _____, per unit collected with building permits.
- Additional address may be required for each structure located on the site. *For information call (559) 713-4320*
- Acceptable as submitted
- No comments at this time

Additional comments: PROTECT ALL NEWLY CONSTRUCTED DWELLING UNITS WITH TYPE 13D FIRE SPRINKLER SYSTEM. PROVIDE DWELLING ADDRESS IDENTIFICATION VISIBLE FROM THE STREET FRONTING THE PROPERTY.

VAL GARCIA 3/22/23
Signature



Site Plan Comments

Visalia Fire Department
Corbin Reed, Fire Marshal
420 N. Burke
Visalia CA 93292
559-713-4272 office
prevention.division@visalia.city

Date	March 21, 2023
Item #	4
Site Plan #	23044
APN:	103280108

- The Site Plan Review comments are issued as **general overview** of your project. With further details, additional requirements will be enforced at the Plan Review stage. Please refer to the 2022 California Fire Code (CFC), 2022 California Building Codes (CBC) and City of Visalia Municipal Codes.
- Construction and demolition sites prior to and during construction shall comply with the attached **Access & Water Guidelines**.
- **Address numbers** must be placed on the exterior of the building in such a position as to be clearly and plainly visible from the street. Numbers will be at least four inches (4") high and shall be of a color to contrast with their background. If multiple addresses are served by a common driveway, the range of numbers shall be posted at the roadway/driveway. 2022 CFC 505.1
- Residential developments shall be provided with **fire hydrants** every six hundred (600) lineal feet of residential frontage. In isolated developments, no less than two (2) fire hydrants shall be provided. The exact location and number of fire hydrants shall be at the discretion of the fire marshal, fire chief and/or their designee. VMC 16.36.120(5); 2022 CFC §507, App B and C

Corbin Reed
Fire Marshal



Visalia Fire Department Access and Water Guidelines for Residential Construction

Effective July 1, 2019

Model Homes & Non-Model Homes

Model and Non-Model homes may be constructed once **all** of the following conditions have been met:

1. All portions of proposed residential construction shall be located and accessible within 150 feet of an existing, paved, city street.
2. **Exceptions:** If any portion of a model home or a non-model is located greater than 150 feet from an existing city street, a fire apparatus access road shall be installed and maintained unobstructed at all times. The fire access road, including curb and gutter, shall be installed per City Specifications and City Standard P-1 excluding the Asphalt Concrete layer, but in no circumstance shall have a structural section less than required under City Standard P-25 based on R-Value of existing subgrade unless otherwise specified on approved plans. Compaction tests, including testing of the aggregate base layer, shall be performed under City inspection and reports shall be submitted to the Public Works Inspector prior to City acceptance for the road to be used for fire access. The fire access roads shall be usable and maintained in place until permanent paved access has been provided meeting City standards and specifications.
3. All required fire hydrants shall be installed in the approved locations per the stamped and approved plans and shall be fully operational.

Exception: If fire hydrant installation has not been completed an onsite elevated water tank shall be provided. The minimum size of provided water tank shall be 10,000 gallons, and shall be designated as "Fire Department use only". Tanks shall be located within 300 feet travel distance of each structure being developed. Tanks shall remain in place until all fire hydrant installation has been completed and all hydrants are fully operational. Travel distance shall be measured by an approved fire apparatus access route.

Connection provided on water tanks shall be a four and one half inch National Hose thread male fitting and shall be gravity fed, with connection point located between 18 and 36 inches above ground level.

***If at any time the conditions of these guidelines are not being met the Fire Marshal/Fire Chief or his/her designee have the authority to issue a "Stop Work Order" until corrections have been made.**

*** This information is intended to be a guideline. The Fire Marshal and/or Fire Chief shall have the discretion to modify requirements at any time as set forth under CFC Appendix D.**



City of Visalia
 Police Department
 303 S. Johnson St.
 Visalia, CA 93292
 (559) 713-4370

Date: 3/21/23
 Item: 4
 Site Plan: SPR23044
 Name: Agt. C. Sinatra

Site Plan Review Comments

- No Comment at this time.
- Request opportunity to comment or make recommendations as to safety issues as plans are developed.
- Public Safety Impact Fee:
Ordinance No. 2001-11 Chapter 16.48 of Title 16 of the Visalia Municipal Code
Effective date - August 17, 2001.
- Impact fees shall be imposed by the City pursuant to this Ordinance as a condition of or in conjunction with the approval of a development project. "New Development or Development Project" means any new building, structure or improvement of any parcels of land, upon which no like building, structure of improvement previously existed. *Refer to Engineering Site Plan comments for fee estimation.
- Not enough information provided. Please provide additional information pertaining to:

- Territorial Reinforcement: Define property lines (private/public space).

- Access Controlled/ Restricted etc.

- lighting Concerns:

- Traffic Concerns:

- Surveillance Issues:

- Line of Sight Issues:

- Other Concerns:

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

March 22, 2023

ITEM NO: 4 **Added to Agenda**
SITE PLAN NO: **SPR23044**
PROJECT TITLE: 3412 E. Douglas Ave
DESCRIPTION: Proposed 1630 sf Single Family Residence (R-1-5)
APPLICANT: Jagtar Singh
OWNER: BROWN STEPHEN & SHEREEN
APN: 103280108
LOCATION: 3412 E DOUGLAS AVE

THE TRAFFIC DIVISION WILL PROHIBIT ON-STREET PARKING AS DEEMED NECESSARY

- No Comments
- See Previous Site Plan Comments
- Install Street Light(s) per City Standards at time of development.
- Install Street Name Blades at Locations at time of development.
- Install Stop Signs at **local road intersection with collector/arterial** Locations.
- Construct parking per City Standards PK-1 through PK-4 at time of development.
- Construct drive approach per City Standards at time of development.
- Traffic Impact Analysis required (CUP)
 - Provide more traffic information such as . Depending on development size, characteristics, etc., a TIA may be required.
- Additional traffic information required (Non Discretionary)
 - Trip Generation - Provide documentation as to concurrence with General Plan.
 - Site Specific - Evaluate access points and provide documentation of conformance with COV standards. If noncomplying, provide explanation.
 - Traffic Impact Fee (TIF) Program - Identify improvements needed in concurrence with TIF.

Additional Comments:

Leslie Blair

Leslie Blair

CITY OF VISALIA
SOLID WASTE DIVISION
336 N. BEN MADDOX
VISALIA CA. 93291
713 - 4532
COMMERCIAL BIN SERVICE

23044

March 22, 2023

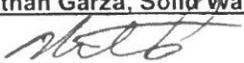
- No comments.
- See comments below
- Revisions required prior to submitting final plans. See comments below.
- Resubmittal required. See comments below.
- Customer responsible for all cardboard and other bulky recyclables to be broken down before disposing of in recycle containers
- ALL refuse enclosures must be R-3 OR R-4
- Customer must provide combination or keys for access to locked gates/bins
- Type of refuse service not indicated.
- Location of bin enclosure not acceptable. See comments below.
- Bin enclosure not to city standards double.
- Inadequate number of bins to provide sufficient service. See comments below.
- Drive approach too narrow for refuse trucks access. See comments below.
- Area not adequate for allowing refuse truck turning radius of : Commercial 50 ft. outside 36 ft. inside; Residential 35 ft. outside, 20 ft. inside.
- Paved areas should be engineered to withstand a 55,000 lb. refuse truck.
- Bin enclosure gates are required
- Hammerhead turnaround must be built per city standards.
- Cul - de - sac must be built per city standards.
- Bin enclosures are for city refuse containers only. Grease drums or any other items are not allowed to be stored inside bin enclosures.
- Area in front of refuse enclosure must be marked off indicating no parking
- Enclosure will have to be designed and located for a STAB service (DIRECT ACCESS) with no less than 38' clear space in front of the bin, included the front concrete pad.
- Customer will be required to roll container out to curb for service.
- Must be a concrete slab in front of enclosure as per city standards, the width of the enclosure by ten(10) feet, minimum of six(6) inches in depth.
- Roll off compactor's must have a clearance of 3 feet from any wall on both sides and there must be a minimum of 53 feet clearance in front of the compactor to allow the truck enough room to provide service.

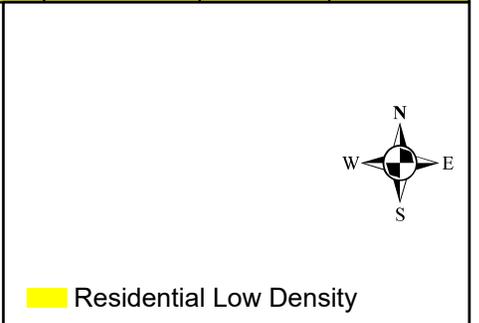
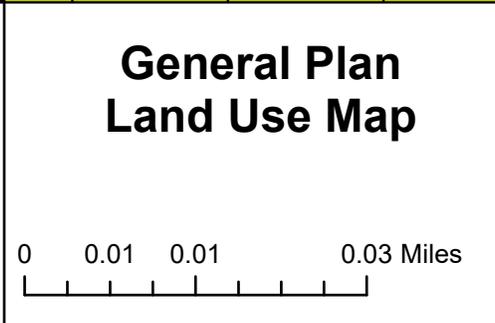
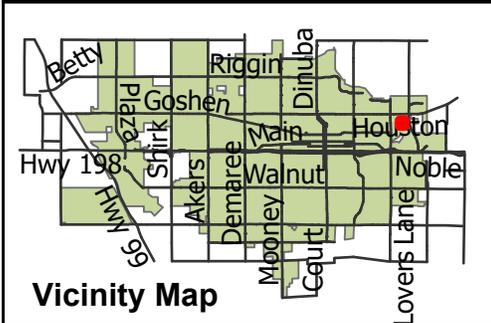
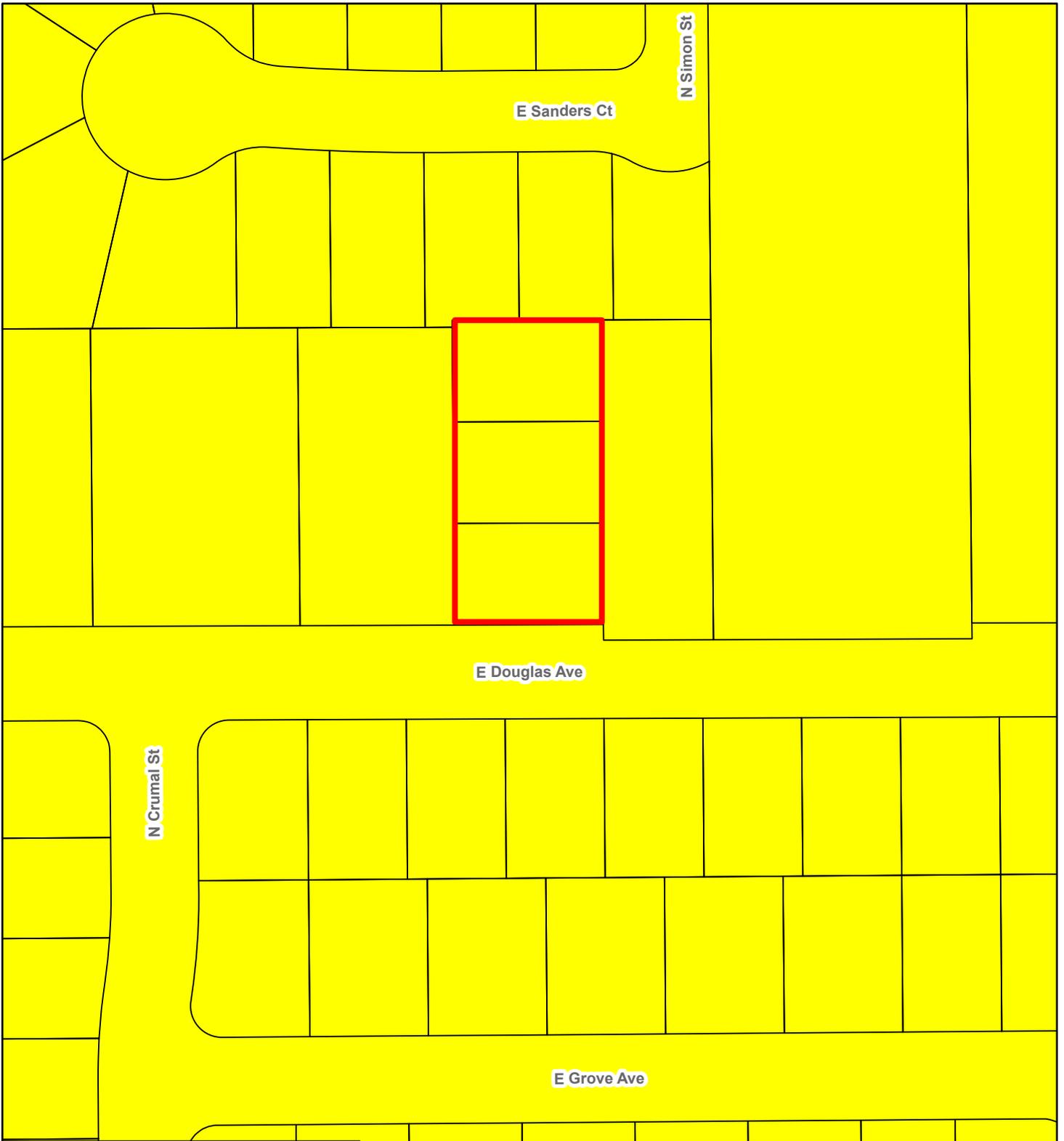
City ordinance 8.28.120-130 (effective 07/19/18) requires contractor to contract with City for removal of construction debris unless transported in equipment owned by contractor or unless contracting with a franchise permittee for removal of debris utilizing roll-off boxes.

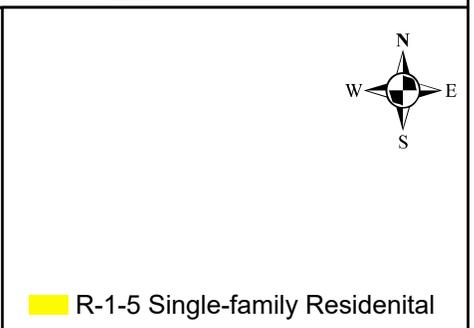
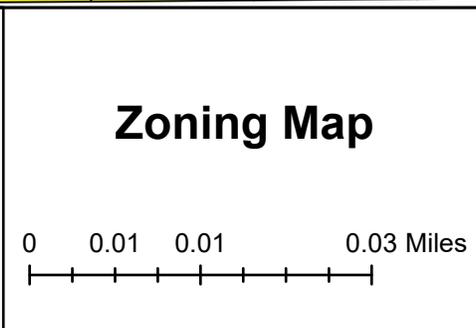
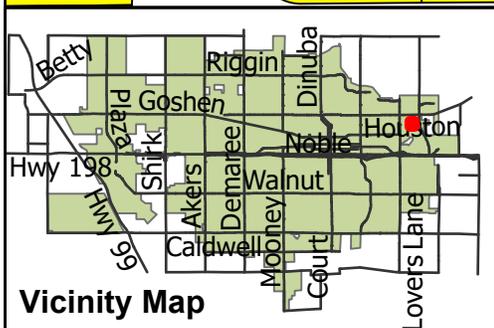
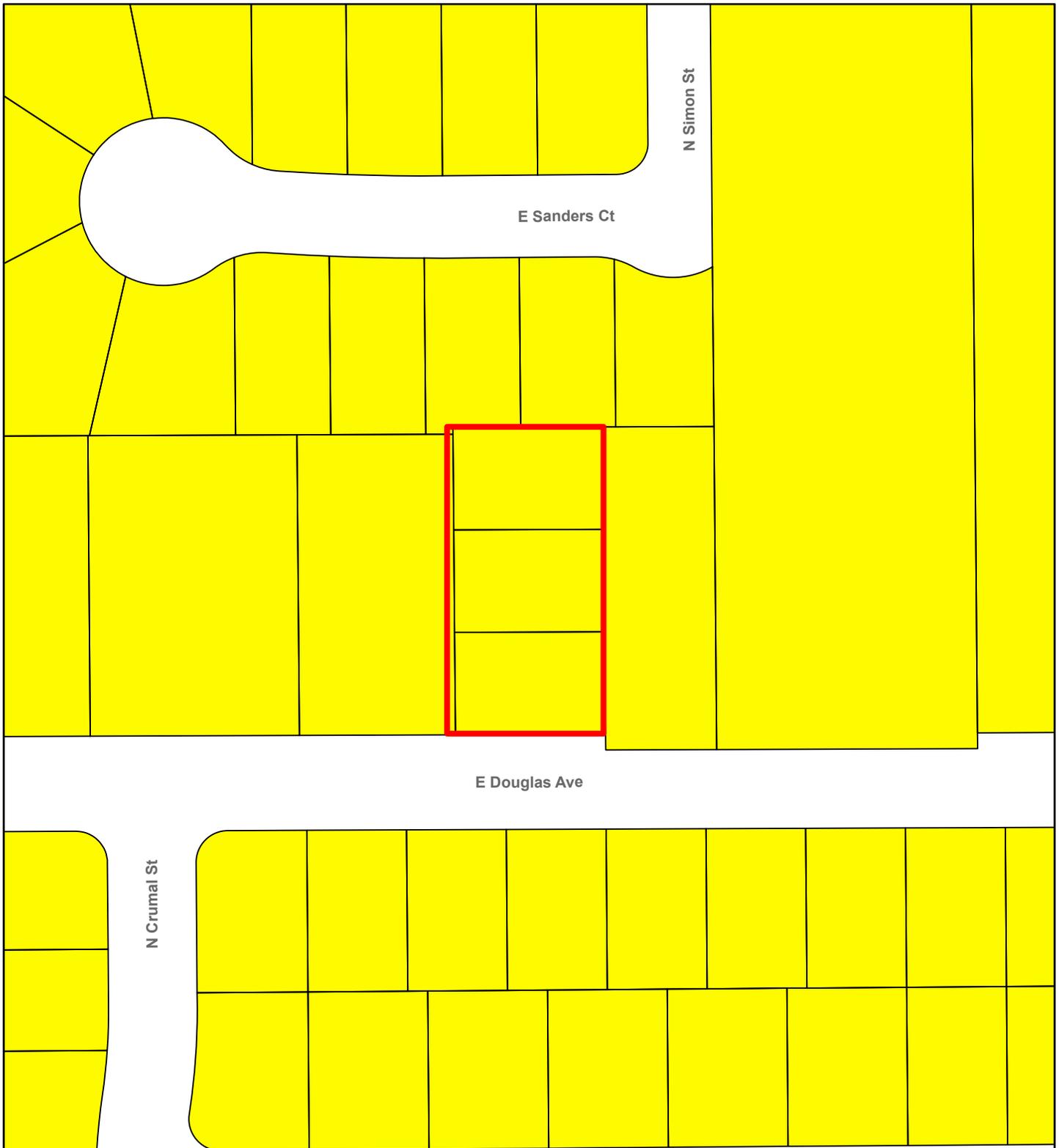
City standard (3-can) residential services to be assigned per address. Customer is aware that residents will be required to roll cans out to E. Douglas for scheduled collections. Solid waste services to include trash, recycle, and organic collections per the State of California's mandatory recycling laws (AB341 & AB1826).

Comment

Jason Serpa, Solid Waste Manager, 559-713-4533
Edward Zuniqa, Solid Waste Supervisor, 559-713-4338

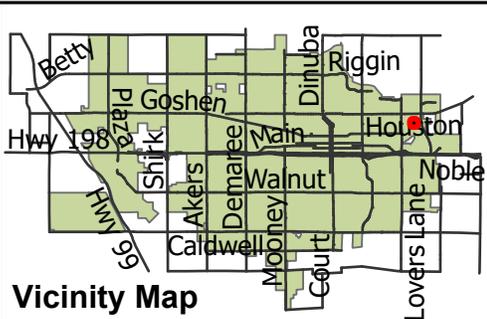
Nathan Garza, Solid Waste, 559-713-4532








E Douglas Ave



Vicinity Map

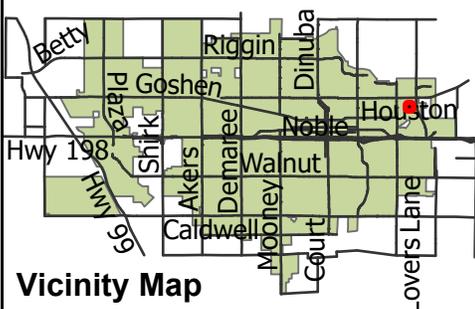
Aerial Map

0 0.01 0.01 0.02 Miles



E Sanders Ct

E Douglas Ave



Vicinity Map

Vicinity

0 0.01 0.01 0.02 Miles



REPORT TO CITY OF VISALIA PLANNING COMMISSION



HEARING DATE: June 24, 2024

PROJECT PLANNER: Colleen A. Moreno, Assistant Planner
 Phone: (559) 713-4031
 Email: colleen.moreno@visalia.city

SUBJECT: Teakwood Estates Tentative Subdivision Map No. 5599: A request to subdivide 7.26 acres of R-1-5 (Single-Family Residential, 5,000 square foot minimum site area) zoned property into a 35-lot single-family residential subdivision. The site is located on the southeast corner of East Roosevelt Avenue and North Simon Street (APN: 103-280-032 & 103-280-081).

STAFF RECOMMENDATION

Staff recommends approval of Teakwood Estates Tentative Subdivision Map No. 5599, as conditioned, based on the findings and conditions in Resolution No. 2024-23. Staff’s recommendation is based on the conclusion that the request is consistent with the Visalia General Plan, Zoning, and Subdivision Ordinances, Housing Accountability Act (Government Code section 65589.5) and the Visalia Housing Element.

RECOMMENDED MOTION

I move to approve Teakwood Estates Tentative Subdivision Map No. 5599 based on the findings and conditions in Resolution No. 2024-23.

CONTINUED FROM PUBLIC HEARING FROM JUNE 10, 2024

The Planning Commission conducted a public hearing on June 10, 2024, for the Teakwood Estates Tentative Subdivision Map No. 5599, and continued the item to the June 24, 2024, meeting due to the Commission being unable to have a quorum for the item. The public comments that were received are attached to the report.

PROJECT DESCRIPTION

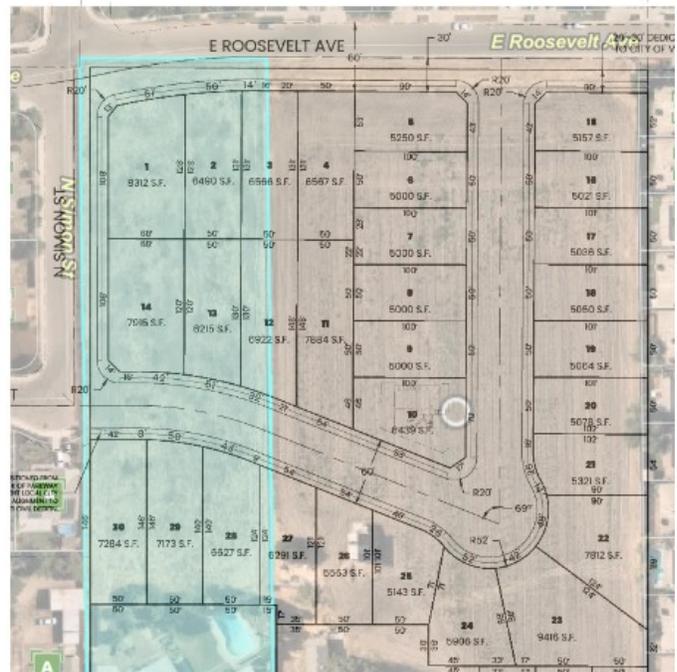
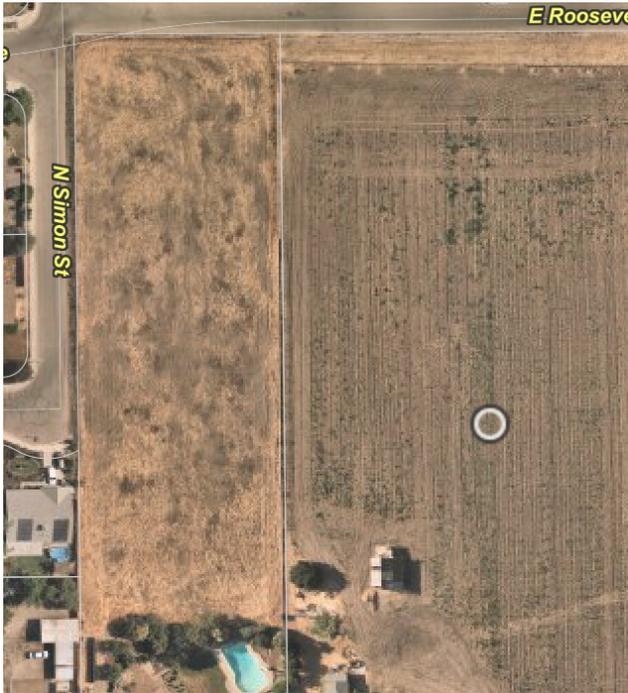
Per Exhibit A, Teakwood Estates is a request to subdivide two infill parcels totaling 7.26 acres into a 35-lot single-family residential subdivision. The proposed subdivision will be developed at a density of 4.82 units per acre which is consistent with the Residential Low Density land use designation for the site. The project will adhere to the R-1-5 (Single-Family Residential, 5,000 square foot minimum site area) designation ensuring compatibility with the General Plan designation of the parcels.

The average lot size for the subdivision is 7,192 square feet, with the minimum lot size being 5,000 square feet and the maximum lot size being 25,245 square feet (existing residence on lot 31). Each lot within the proposed subdivision will follow the R-1-5 setbacks:

Minimum Lot Area	Front	Side	Street Side	Rear
5,000 sq. ft.	15-ft to habitable space. 22-ft to garage	5-ft	10-ft	25-ft

Per the Site Plan (Exhibit A), the project will incorporate the two existing single-family residences located south of the proposed subdivision with frontage along East Douglas Avenue.

The proposed subdivision will include the installation of local city standard streets. Project improvements will include the installation of pavement, curb and gutter, sidewalk, parkway landscaping with street trees, and streetlights along the proposed local street, and along the frontages of both East Roosevelt Avenue and East Douglas Avenue. The proposed local street will extend the existing East Sanders Court eastward and will connect to East Roosevelt Avenue located to the north.



BACKGROUND INFORMATION

General Plan Land Use Designation: Residential Low Density

Zoning: R-1-5 (Single-family Residential, 5,000 sq. ft. min. lot size)

Surrounding Zoning and Land Use: North: R-1-5 / Golden West Village No. 2
 South: R-1-5 / Kirkwood Estates Unit No. 3
 East: R-1-5 / Golden West Village No. 1
 West: R-1-5 / Golden West Estates No. 2

Environmental Review: Notice of Exemption No. 2024-21

Special Districts: None

Site Plan Review No. SPR No. 2023-158

PROJECT EVALUATION

Staff recommends approval of Teakwood Estates Tentative Subdivision Map No. 5599, as conditioned, based on the project's consistency with the Land Use Element of the Visalia General Plan, Housing Element, Housing Accountability Act (Government Code section 65589.5), Zoning, and Subdivision Ordinances. The subdivision map proposes to develop a parcel of land that is designated for residential development at a density prescribed in the 2030 Visalia General Plan. Furthermore, the project is providing housing that meets the City's Regional Housing Needs for the moderate-income level.

General Plan Consistency

Land Use Element Policies

The proposed 35-lot single family residential subdivision is compatible with existing residential development surrounding the site, which contain lots of similar size and land use classification. The project is consistent with General Plan Policies which emphasize infill development for additional housing opportunities. Specifically, Policy LU-P-19 of the General Plan, which states "*ensure that growth occurs in a compact and concentric fashion by implementing the General Plan's phased growth strategy.*" The project also falls within the Infill Development Incentives, Policy LU-P-45, which looks to "*promote development of vacant, underdeveloped, and/or redeveloped land within the City limits where urban services are available...in order to reduce the need for annexation and conversion of prime agricultural land.*" Furthermore, existing utility infrastructure (i.e. sewer, storm, and water) can be extended from nearby urban development to accommodate the project build out.

Housing Accountability Act (Government Code section 66589.5)

The Housing Accountability Act (HAA) requires local agencies to approve housing developments that are consistent with applicable general plan, zoning, and subdivision standards, including design review, if they were in effect at the time that the housing development application was deemed complete. A local agency cannot disapprove a project or lower its density unless it finds by a preponderance of the evidence that the project would have a specific, adverse impact on public health or safety, and that there is no feasible way to mitigate or avoid the impact.

The project is consistent, compliant, and in conformity with the General Plan, Zoning Ordinance, and development standards for the R-1-5 Zone. The lots proposed also meet density standards for the Low-Density Residential land use designation and will be compatible with surrounding developed residential areas. Furthermore, the subdivision will facilitate street connectivity through the development of a local street within the neighborhood.

Street Improvements

Currently there is no through access into the parcel, however, as part of the proposal the developer proposes the installation of a local city standard street with a bulb connection through the proposed subdivision. The new local street will improve street connectivity through the parcel and will further benefit the surrounding areas through the improvement of parcel frontages along East Roosevelt Avenue and East Douglas Avenue with curb, gutter, sidewalk, landscaping, and street lighting. The subdivision will also extend East Sanders Court through the subdivision which currently terminates at a cul-de-sac at the west end of the parcel.

The required street improvements are called out within the Site Plan Review comments for this project, which are conditioned as part of the project via Condition of Approval No. 1.

Northeast Area Specific Plan

Visalia's Northeast Area Specific Plan was originally established in the late-1970s to redirect growth into the northeast of the City. The plan intends to balance community growth patterns, take advantage of existing infrastructure, and better utilize Visalia's natural features. The Specific Plan was amended in the late-1980s to reflect changing market conditions and community values that included factors such as appropriate development densities, levels of public improvement, and development costs.

Staff finds that the Teakwood Estates subdivision is consistent with the Northeast Area Specific Plan and recommends annexation into the Northeast Area Improvement District (per Condition #3 of Resolution No 2024-23). Once annexed, the development must pay fees that go toward improvements in storm drainage, block walls, parkway landscaping, bike paths, medians, and parks within the Specific Plan area.

Subdivision Map Act Findings

California Government Code Section 66474 lists seven findings for which a legislative body of a city or county shall deny approval of a tentative map if it is able to make any of these findings. These seven "negative" findings have come to light through a recent California Court of Appeal decision (*Spring Valley Association v. City of Victorville*) that has clarified the scope of findings that a city or county must make when approving a tentative map under the California Subdivision Map Act.

Staff has reviewed the seven findings for a cause of denial and finds that all findings can be made for approving the project. The seven findings and staff's analysis are below. Recommended findings in response to this Government Code section are included in the recommended findings for the approval of the tentative subdivision map.

<u>GC Section 66474 Finding</u>	<u>Analysis</u>
(a) That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.	The proposed map has been found to be consistent with the City's General Plan. This is included as recommended Finding No. 1 of the Tentative Subdivision Map. There are no specific plans applicable to the proposed map.
(b) That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.	The proposed design and improvement of the map has been found to be consistent with the City's General Plan. This is included as recommended Finding No. 1 of the Tentative Subdivision Map. There are no specific plans applicable to the proposed map.
(c) That the site is not physically suitable for the type of development.	The site is physically suitable for the proposed map and its affiliated development plan, which is designated as Low Density Residential and developed at a density of 4.82 units per acre. This is included as recommended Finding No. 3 of the Tentative Subdivision Map.
(d) That the site is not physically suitable for the proposed density of development.	The site is physically suitable for the proposed map and its affiliated development plan for the proposed Low Density Residential land use designation. This is included as recommended Finding No. 4 of the Tentative Subdivision Map.
(e) That the design of the subdivision or the	The proposed design and improvement of the map

proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.	has not been found likely to cause environmental damage or substantially and avoidable injure fish or wildlife or their habitat. This finding is further supported by the project's determination of no new effects under the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), included as recommended Finding No. 6 of the Tentative Subdivision Map.
(f) That the design of the subdivision or type of improvements is likely to cause serious public health problems.	The proposed design of the map has been found to not cause serious public health problems. This is included as recommended Finding No. 2 of the Tentative Subdivision Map.
(g) That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.	The proposed design of the map does not conflict with any existing or proposed easements located on or adjacent to the subject property. This is included as recommended Finding No. 5 of the Tentative Subdivision Map.

Environmental Review

State CEQA Guidelines Section 15183 (Public Resources Code §21083.3), provides that projects which are consistent with the development density established by a Community Plan, General Plan, or Zoning for which an environmental impact report (EIR) has been certified “shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site.” A Notice of Exemption was prepared for the Teakwood Estates Tentative Subdivision Map No. 5599. Notice of Exemption No. 2024-21 disclosed that no additional environmental review is required based upon the project being consistent with the development density established by the City’s General Plan and based upon no further project-specific effects that are peculiar to the project or the site. Staff therefore recommends that Notice of Exemption No. 2024-21 be adopted for this project.

RECOMMENDED FINDINGS

1. That the proposed location and layout of the Teakwood Estates Subdivision Map No. 5599, its improvement and design, and the conditions under which it will be maintained is consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance. The 7.26-acre project site, which is the site of the proposed 35-lot single-family residential subdivision, is consistent with Land Use Policy LU-P-19 of the General Plan. Policy LU-P-19 states “ensure that growth occurs in a compact and concentric fashion by implementing the General Plan’s phased growth strategy.”
2. That the proposed Teakwood Estates Tentative Subdivision Map No. 5599, its improvement and design, and the conditions under which it will be maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity, nor is it likely to cause serious public health problems. The proposed tentative subdivision map will be compatible with adjacent land uses. The project site is bordered by existing residential development.
3. That the site is physically suitable for the proposed tentative subdivision map. The Teakwood Estates Tentative Subdivision Map No. 5599 is consistent with the intent of the General Plan and Zoning Ordinance and Subdivision Ordinance, and is not detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity. The project site is

adjacent to land zoned for residential development, and the subdivision establishes a local street pattern that will serve the subject site.

4. That the site is physically suitable for the proposed tentative subdivision map and the project's density, which is consistent with the underlying Low Density Residential General Plan Land Use Designation. The proposed location and layout of the Teakwood Estates Tentative Subdivision Map No. 5599, its improvement and design, and the conditions under which it will be maintained is consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance. The 7.26-acre project site, which is the site of the proposed 35-lot single-family residential subdivision, is consistent with Land Use Policy LU-P-19 of the General Plan. Policy LU-P-19 states "ensure that growth occurs in a compact and concentric fashion by implementing the General Plan's phased growth strategy."
5. That the proposed Teakwood Estates Subdivision Map No. 5599, the design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. The 35-lot subdivision is designed to comply with the City's Engineering Improvement Standards. The development of the site with a 35-lot single-family residential subdivision would extend local streets, infrastructure improvements, utilities, right-of-way improvements and a residential lot pattern consistent with existing residential development found in the surrounding area. The project will include the construction of local streets within the subdivision, connection to East Sanders Court on the west through the subdivision and frontage street improvements along East Roosevelt Avenue and East Douglas Avenue.
6. The Housing Accountability Act (GC section 66589.5) requires local agencies to approve housing developments that are consistent with applicable, objective general plan, zoning, and subdivision standards in effect at the time that the housing development project's application is determined to be complete. A local agency cannot disapprove a project or lower its density unless it finds by a preponderance of the evidence that the project would have a specific, adverse impact on public health or safety, and there is no feasible way to mitigate or avoid the impact. There is no evidence that the project would cause quantifiable significant unavoidable impacts on public health and safety. The project is consistent, compliant, and in conformity with the General Plan, Zoning Ordinance, and development standards.
7. State CEQA Guidelines Section 15183 (Public Resources Code §21083.3), provides that projects which are consistent with the development density established by a Community Plan, General Plan, or Zoning for which an environmental impact report (EIR) has been certified "shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site." A Notice of Exemption was prepared for the Teakwood Estates Tentative Subdivision Map No. 5599. Notice of Exemption No. 2024-21 disclosed that no additional environmental review is required based upon the project being consistent with the development density established by the City's General Plan and based upon no further project-specific effects that are peculiar to the project or the site. Staff therefore recommends that Notice of Exemption No. 2024-21 be adopted for this project.

RECOMMENDED CONDITIONS

1. That the subdivision map be developed in substantial compliance with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan Review No. 2023-158, incorporated herein by reference.
2. That the Teakwood Estates Tentative Subdivision Map No. 5599 be developed in substantial compliance with the subdivision map in Exhibit A.
3. That a Landscape and Lighting District be established for the long-term maintenance of local roads, street lighting, sidewalks, and street trees.
4. That the improvement plans for the Teakwood Estates subdivision depict sanitary sewer laterals to be installed connecting Lots 31 and 32 to the existing sewer main in East Douglas Avenue, and that existing septic system for each lot be abandoned and sewer connection fees for Lots 31 and 32 be paid and the sewer laterals be installed and connected for each house on Lots 31 and 32 prior to the Notice of Completion being issued by the City for the Teakwood Estates subdivision.
5. That prior to the issuance of any residential building permit on the site, the City shall obtain a valid Will Serve Letter from the California Water Service Company.
6. That the Teakwood Estates tentative subdivision map be annexed into the Northeast Area Improvement District.
7. That all applicable federal, state, regional, and city policies and ordinances be met.

APPEAL INFORMATION

According to the City of Visalia Zoning Ordinance Section 17.02.145, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal with applicable fees shall be in writing and shall be filed with the City Clerk at 220 N. Santa Fe Street Visalia California. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website www.visalia.city or from the City Clerk.

Attachments:

- Related Plans and Policies
- Resolution No. 2024-23
- Public Comments
- Exhibit "A" – Operational Statement & Tentative Subdivision Map No 5599 Exhibit
- Notice of Exemption No. 2024-21
- Site Plan Review No. 2023-158
- General Plan Land Use Map
- Zoning Map
- Aerial Maps
- Vicinity Map

RELATED PLANS AND POLICIES

General Plan and Zoning: The following General Plan and Zoning Ordinance policies apply to the proposed project:

General Plan Land Use Policies:

- LU-P-19:** Ensure that growth occurs in a compact and concentric fashion by implementing the General Plan’s phased growth strategy. The General Plan Land Use Diagram establishes three growth rings to accommodate estimated City population for the years 2020 and 2030. The Urban Development Boundary I (UDB I) shares its boundaries with the 2012 city limits. The Urban Development Boundary II (UDB II) defines the urbanizable area within which a full range of urban services will need to be extended in the first phase of anticipated growth with a target buildout population of 178,000. The Urban Growth Boundary (UGB) defines full buildout of the General Plan with a target buildout population of 210,000. Each growth ring enables the City to expand in all four quadrants, reinforcing a concentric growth pattern.
- LU-P-45** Promote development of vacant, underdeveloped, and/or redevelopable land within the City limits where urban services are available and adopt a bonus/incentive program to promote and facilitate infill development in order to reduce the need for annexation and conversion of prime agricultural land and achieve the objectives of compact development established in this General Plan.
- LU-P-46** Adopt and implement an incentive program for residential infill development of existing vacant lots and underutilized sites within the City limits as a strategy to help to meet the future growth needs of the community

Chapter 17.12

SINGLE-FAMILY RESIDENTIAL ZONE

17.12.010 Purpose and intent.

In the R-1 single-family residential zones (R-1-5, R-1-12.5, and R-1-20), the purpose and intent is to provide living area within the city where development is limited to low density concentrations of one-family dwellings where regulations are designed to accomplish the following: to promote and encourage a suitable environment for family life; to provide space for community facilities needed to compliment urban residential areas and for institutions that require a residential environment; to minimize traffic congestion and to avoid an overload of utilities designed to service only low density residential use.

17.12.015 Applicability.

The requirements in this chapter shall apply to all property within R-1 zone districts.

17.12.050 Site area.

The minimum site area shall be as follows:

Zone	Minimum Site Area
R-1-5	5,000 square feet
R-1-12.5	12,500 square feet
R-1-20	20,000 square feet

A. Each site shall have not less than forty (40) feet of frontage on the public street. The minimum width shall be as follows:

Zone	Interior Lot	Corner Lot
R-1-5	50 feet	60 feet
R-1-12.5	90 feet	100 feet
R-1-20	100 feet	110 feet

B. Minimum width for corner lot on a side on cul-de-sac shall be eighty (80) feet, when there is no landscape lot between the corner lot and the right of way.

17.12.060 One dwelling unit per site.

In the R-1 single-family residential zone, not more than one dwelling unit shall be located on each site, with the exception to Section 17.12.020(J).

17.12.080 Front yard.

A. The minimum front yard shall be as follows:

Zone	Minimum Front Yard
R-1-5	Fifteen (15) feet for living space and side-loading garages and twenty-two (22) feet for front-loading garages or other parking facilities, such as, but not limited to, carports, shade canopies, or porte cochere. A Porte Cochere with less than twenty-two (22) feet of setback from property line shall not be counted as covered parking, and garages on such sites shall not be the subject of a garage conversion.
R-1-12.5	Thirty (30) feet
R-1-20	Thirty-five (35) feet

B. On a site situated between sites improved with buildings, the minimum front yard may be the average depth of the front yards on the improved site adjoining the side lines of the site but need not exceed the minimum front yard specified above.

C. On cul-de-sac and knuckle lots with a front lot line of which all or a portion is curvilinear, the front yard setback shall be no less than fifteen (15) feet for living space and side-loading garages and twenty (20) feet for front-loading garages.

17.12.090 Side yards.

A. The minimum side yard shall be five feet in the R-1-5 and R-1-12.5 zone subject to the exception that on the street side of a corner lot the side yard shall be not less than ten feet and twenty-two (22) feet for front loading garages or other parking facilities, such as, but not limited to, carports, shade canopies, or porte cocheres.

B. The minimum side yard shall be ten feet in the R-1-20 zone subject to the exception that on the street side of a corner lot the side yard shall be not less than twenty (20) feet.

C. On a reversed corner lot the side yard adjoining the street shall be not less than ten feet.

D. On corner lots, all front-loading garage doors shall be a minimum of twenty-two (22) feet from the nearest public improvement or sidewalk.

E. Side yard requirements may be zero feet on one side of a lot if two or more consecutive lots are approved for a zero lot line development by the site plan review committee.

F. The placement of any mechanical equipment, including but not limited to, pool/spa equipment and evaporative coolers shall not be permitted in the five-foot side yard within the buildable area of the lot, or within five feet of rear/side property lines that are adjacent to the required side yard on adjoining lots. This provision shall not apply to street side yards on corner lots, nor shall it prohibit the surface mounting of utility meters and/or the placement of fixtures and utility lines as approved by the building and planning divisions.

17.12.100 Rear yard.

In the R-1 single-family residential zones, the minimum yard shall be twenty-five (25) feet, subject to the following exceptions:

- A. On a corner or reverse corner lot the rear yard shall be twenty-five (25) feet on the narrow side or twenty (20) feet on the long side of the lot. The decision as to whether the short side or long side is used as the rear yard area shall be left to the applicant's discretion as long as a minimum area of one thousand five hundred (1,500) square feet of usable rear yard area is maintained. The remaining side yard to be a minimum of five feet.
- B. Accessory structures not exceeding twelve (12) feet may be located in the required rear yard but not closer than three feet to any lot line provided that not more than twenty (20) percent of the area of the required rear yard shall be covered by structures enclosed on more than one side and not more than forty (40) percent may be covered by structures enclosed on only one side. On a reverse corner lot an accessory structure shall not be located closer to the rear property line than the required side yard on the adjoining key lot. An accessory structure shall not be closer to a side property line adjoining key lot and not closer to a side property line adjoining the street than the required front yard on the adjoining key lot.
- C. Main structures may encroach up to five feet into a required rear yard area provided that such encroachment does not exceed one story and that a usable, open, rear yard area of at least one thousand five hundred (1,500) square feet shall be maintained. Such encroachment and rear yard area shall be approved by the city planner prior to issuing building permits.

17.12.110 Height of structures.

In the R-1 single-family residential zone, the maximum height of a permitted use shall be thirty-five (35) feet, with the exception of structures specified in Section 17.12.100(B).

17.12.120 Off-street parking.

In the R-1 single-family residential zone, subject to the provisions of Chapter 17.34.

17.12.130 Fences, walls and hedges.

In the R-1 single-family residential zone, fences, walls and hedges are subject to the provisions of Section 17.36.030.

RESOLUTION NO. 2024-23

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING TEAKWOOD ESTATES TENTATIVE SUBDIVISION MAP NO. 5599, A REQUEST TO SUBDIVIDE 7.26 ACRES INTO A THIRTY-FIVE LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION IN THE R-1-5 (SINGLE-FAMILY RESIDENTIAL; 5,000 SQUARE FOOT MINIMUM SITE AREA PER UNIT) ZONE. THE SITE IS LOCATED ON THE SOUTHEAST CORNER OF EAST ROOSEVELT AVENUE AND NORTH SIMON STREET (APN: 103-280-032 & 103-280-081).

WHEREAS, Teakwood Estates Tentative Subdivision Map No. 5599, is a request to subdivide 7.26 acres into a thirty-five lot single-family residential subdivision in the R-1-5 (Single-Family Residential; 5,000 square foot minimum site area per unit) zone. The project is located on the southeast corner of East Roosevelt Avenue and North Simon Street; and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on June 10, 2024; and

WHEREAS, at the June 10, 2024, Planning Commission meeting the Planning Commission continued Tentative Subdivision Map No. 5599 to the date specific June 24, 2024, meeting due to the lack of quorum for this item; and

WHEREAS, a public hearing was held before the Planning Commission on June 24, 2024; and

WHEREAS, the Planning Commission of the City of Visalia finds the Tentative Subdivision Map, as conditioned, to be in accordance with Chapter 16.16 of the Subdivision Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

WHEREAS, the Planning Commission finds the project to be Categorical Exempt consistent with the California Environmental Quality Act (CEQA) and City of Visalia Environmental Guidelines.

NOW, THEREFORE, BE IT RESOLVED that the project is exempt from further environmental review pursuant to CEQA Section 15183.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of Visalia makes the following specific findings based on the evidence presented:

1. That the proposed location and layout of the Teakwood Estates Subdivision Map No. 5599, its improvement and design, and the conditions under which it will be maintained is consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance. The 7.26-acre project site, which is the site of the proposed 35-lot single-family residential subdivision, is consistent with Land Use Policy LU-P-19 of the General Plan. Policy LU-P-19 states “ensure that growth occurs in a compact and concentric fashion by implementing the General Plan’s phased growth strategy.”

2. That the proposed Teakwood Estates Tentative Subdivision Map No. 5599, its improvement and design, and the conditions under which it will be maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity, nor is it likely to cause serious public health problems. The proposed tentative subdivision map will be compatible with adjacent land uses. The project site is bordered by existing residential development.
3. That the site is physically suitable for the proposed tentative subdivision map. The Teakwood Estates Tentative Subdivision Map No. 5599 is consistent with the intent of the General Plan and Zoning Ordinance and Subdivision Ordinance, and is not detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity. The project site is adjacent to land zoned for residential development, and the subdivision establishes a local street pattern that will serve the subject site.
4. That the site is physically suitable for the proposed tentative subdivision map and the project's density, which is consistent with the underlying Low Density Residential General Plan Land Use Designation. The proposed location and layout of the Teakwood Estates Tentative Subdivision Map No. 5599, its improvement and design, and the conditions under which it will be maintained is consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance. The 7.26-acre project site, which is the site of the proposed 35-lot single-family residential subdivision, is consistent with Land Use Policy LU-P-19 of the General Plan. Policy LU-P-19 states "ensure that growth occurs in a compact and concentric fashion by implementing the General Plan's phased growth strategy."
5. That the proposed Teakwood Estates Subdivision Map No. 5599, the design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. The 35-lot subdivision is designed to comply with the City's Engineering Improvement Standards. The development of the site with a 35-lot single-family residential subdivision would extend local streets, infrastructure improvements, utilities, right-of-way improvements and a residential lot pattern consistent with existing residential development found in the surrounding area. The project will include the construction of local streets within the subdivision, connection to East Sanders Court on the west through the subdivision and frontage street improvements along East Roosevelt Avenue and East Douglas Avenue.
6. The Housing Accountability Act (GC section 66589.5) requires local agencies to approve housing developments that are consistent with applicable, objective general plan, zoning, and subdivision standards in effect at the time that the housing development project's application is determined to be complete. A local agency cannot disapprove a project or lower its density unless it finds by a preponderance of the evidence that the project would have a specific, adverse impact on public health or safety, and there is no feasible way to mitigate or avoid the impact. There is no evidence that the project would cause quantifiable significant unavoidable impacts on public health and safety. The project is consistent, compliant, and in conformity with the General Plan, Zoning Ordinance, and development standards.
7. State CEQA Guidelines Section 15183 (Public Resources Code §21083.3), provides that projects which are consistent with the development density established by a Community Plan, General Plan, or Zoning for which an environmental impact report (EIR) has been certified "shall not require additional environmental review, except as

might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site.” A Notice of Exemption was prepared for the Teakwood Estates Tentative Subdivision Map No. 5599. Notice of Exemption No. 2024-21 disclosed that no additional environmental review is required based upon the project being consistent with the development density established by the City’s General Plan and based upon no further project-specific effects that are peculiar to the project or the site. Staff therefore recommends that Notice of Exemption No. 2024-21 be adopted for this project.

BE IT FURTHER RESOLVED that the Planning Commission hereby approves the Conditional Use Permit on the real property here described in accordance with the terms of this resolution under the provisions of Section 16.16.030 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the subdivision map be developed in substantial compliance with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan Review No. 2023-158, incorporated herein by reference.
2. That the Teakwood Estates Tentative Subdivision Map No. 5599 be developed in substantial compliance with the subdivision map in Exhibit A.
3. That a Landscape and Lighting District be established for the long-term maintenance of local roads, street lighting, sidewalks, and street trees.
4. That the improvement plans for the Teakwood Estates subdivision depict sanitary sewer laterals to be installed connecting Lots 31 and 32 to the existing sewer main in East Douglas Avenue, and that existing septic system for each lot be abandoned and sewer connection fees for Lots 31 and 32 be paid and the sewer laterals be installed and connected for each house on Lots 31 and 32 prior to the Notice of Completion being issued by the City for the Teakwood Estates subdivision.
5. That prior to the issuance of any residential building permit on the site, the City shall obtain a valid Will Serve Letter from the California Water Service Company.
6. That the Teakwood Estates tentative subdivision map be annexed into the Northeast Area Improvement District.
7. That all applicable federal, state, regional, and city policies and ordinances be met.

City of Visalia



To: Planning Commission

From: Colleen Moreno, Assistant Planner (559-713-4031)

Date: June 10, 2024

Re: Public Comment for Planning Commission Agenda Item No. 9:

Teakwood Estates Tentative Subdivision Map No. 5599: A request to subdivide 7.26 acres of R-1-5 (Single-Family Residential, 5,000 square foot minimum site area) zoned property into 35-lot single-family residential subdivision. The site is located on the southeast corner of East Roosevelt Avenue and North Simon Street (APN: 103-280-32 & 103-280-081).

The Planning Division received the attached e-mail correspondence on June 6, 2024, regarding the above referenced project. The e-mail states the following concerns regarding the proposed subdivision:

1. 35 houses is too many for small 7-acre lot

Staff Response: Lot sizes as proposed by the applicant comply with the R-1-5 zone lot standards. These lots meet the minimum lot size of 5,000 square feet and are an average of 7,192 square feet.

2. Strain on already overburdened infrastructure and increased traffic congestion

Staff Response: At the Site Plan Review (SPR) for this project, it was reviewed by the City Traffic Engineer and per the comments a Traffic Impact Analysis or a Trip Generation study were not required. At the same SPR, an engineer for the city indicated that the project will install sewer laterals and storm drainage that will tie in to the existing lines.

3. Environmental damage, destroying natural habitats and putting wildlife at risk.

Staff Response: Staff conducted a site visit on June 6, 2024 to the project location and observed that both parcels were fenced and appeared to be regularly plowed for weed/fire abatement. Staff did not observe any animals during the site visit. Photos from the visit are attached.

4. Alter aesthetic of area

Staff Response: Project improvements include the installation of pavement, curb and gutter, sidewalk, parkway landscaping with street trees and streetlights as well as frontage improvements along E. Roosevelt Avenue and East Douglas Avenue.

ATTACHMENTS

- E-mail from Michael and Elissa Carey, received June 6, 2024.
- Site Visit photos

City Of Visalia
315 E. Acequia Avenue
Visalia, CA 93291

To Whom It May Concern,

We are writing to express our strong opposition to the proposed housing development in our neighborhood. While we understand the need for affordable housing in our city, we believe that this project would have a detrimental impact on our community with the proposed development for lots APN: 103-280-032 and 103-280-081

First and foremost, the proposed development is simply too large for our area. 35 houses is too many for such a small 7-acre lot. The increase in population density would put a strain on our already overburdened infrastructure, leading to increased traffic congestion. Also, we are already battling traffic with the many nearby schools and other new neighborhood construction. The proposed development of 35 homes would also increase noise pollution in our very quiet and calm neighborhood, and strain on our public services and more traffic means less safety in our quiet neighborhood.

Additionally, the construction of this project would result in significant environmental damage, destroying natural habitats and putting wildlife at risk. The current residents of the field are red foxes with litters, hawks, crows, and more. Moreover, the type of housing being proposed is simply not in keeping with the character of our neighborhood. It would also drastically alter the aesthetic of our area, replacing the existing greenery and open spaces with a monolithic, high-density housing complex. This project would also take away our view if the homes are more than one story.

Furthermore, we are deeply concerned about the impact this development would have on property values in the surrounding area. This influx of low-cost homes could result in a decline in property values, making it difficult for current residents to sell their homes and move elsewhere.

While we aren't opposed to the lot being used for housing, we are opposed to so many homes being built.

- *We have concerns about the proposed construction process itself regarding dirt, dust, noise from construction, trash, and rodents running into our property from construction. With that risk to our children's health, and damage to our existing drought-proof yard, home, gardens, solar panels, and air conditioning.*
- *We have a concern about the quality of fencing and how close these properties would be to our property line.*

We request that the City of Visalia Planning Commission consider the long-standing taxpayers, homeowners, and their families like us who have lived here for so many years.

We would also like to see plans because we are homeowners closest to the development and will experience the most negative effects during this new residential development.

*Thank you for your attention to this matter.
Sincerely,*

*Michael and Elissa Carey
3427 E. Sanders Ct.
Visalia, Ca 93292
559-350-3171*









Colleen Moreno

From: Cleaver, Kelly <kcleaver@vusd.org>
Sent: Monday, June 10, 2024 3:19 PM
To: Planning
Subject: Public hearing on 6/10

Follow Up Flag: Follow up
Flag Status: Flagged

[Some people who received this message don't often get email from kcleaver@vusd.org. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Hello my name is Kelly Cleaver and I live in the Golden West Association area on Roosevelt Ave. A community ran by Armstrong association. I am writing in regards to the public hearing for the Teakwood Estates tentative subdivision discussed in today's public hearing.

I have a few points I would like addressed at the meeting.

1. The area you are asking to build in has an association fee. With restrictions and rules on home maintenance and guides. The fee also maintains the roads, curb painting, the little park, etc. Will the new housing be included in the HOA fee and rules? Will they be following these rules as well?
2. Street traffic on Roosevelt? Will the new division be entering/exiting on Roosevelt or Douglas? Douglas is more of a main outlet with less homes. A road to Roosevelt will cause a ton more traffic to a little now quiet neighborhood/street. With added cars traveling and parked will more water fire hydrants be placed in the area?

I have lived in this area for over 20yrs and just hope to continue to have a safe and maintained area.

Thank you in advance to listening to my concerns and adding them to the discussion.

-Kelly

Kelly C. Cleaver, ATC
(559) 802-6436

TEAKWOOD ESTATES

Tentative Subdivision Map

The Teakwood Estates Tentative Subdivision Map presents a low-density residential development spanning 7.26 acres within the City of Visalia. This project is designed as an infill initiative, aligning harmoniously with the surrounding low-density residential areas. The development plan includes the creation of 35 single-family residential lots and optimizes the use of space within the City's existing urban footprint.

The subdivision adheres to the R-1-5 zoning designation, ensuring compatibility with the city's urban planning guidelines. The design is also in accordance with the City's Low Density Residential General Plan Designation, thereby maintaining consistency with the city's developmental vision.

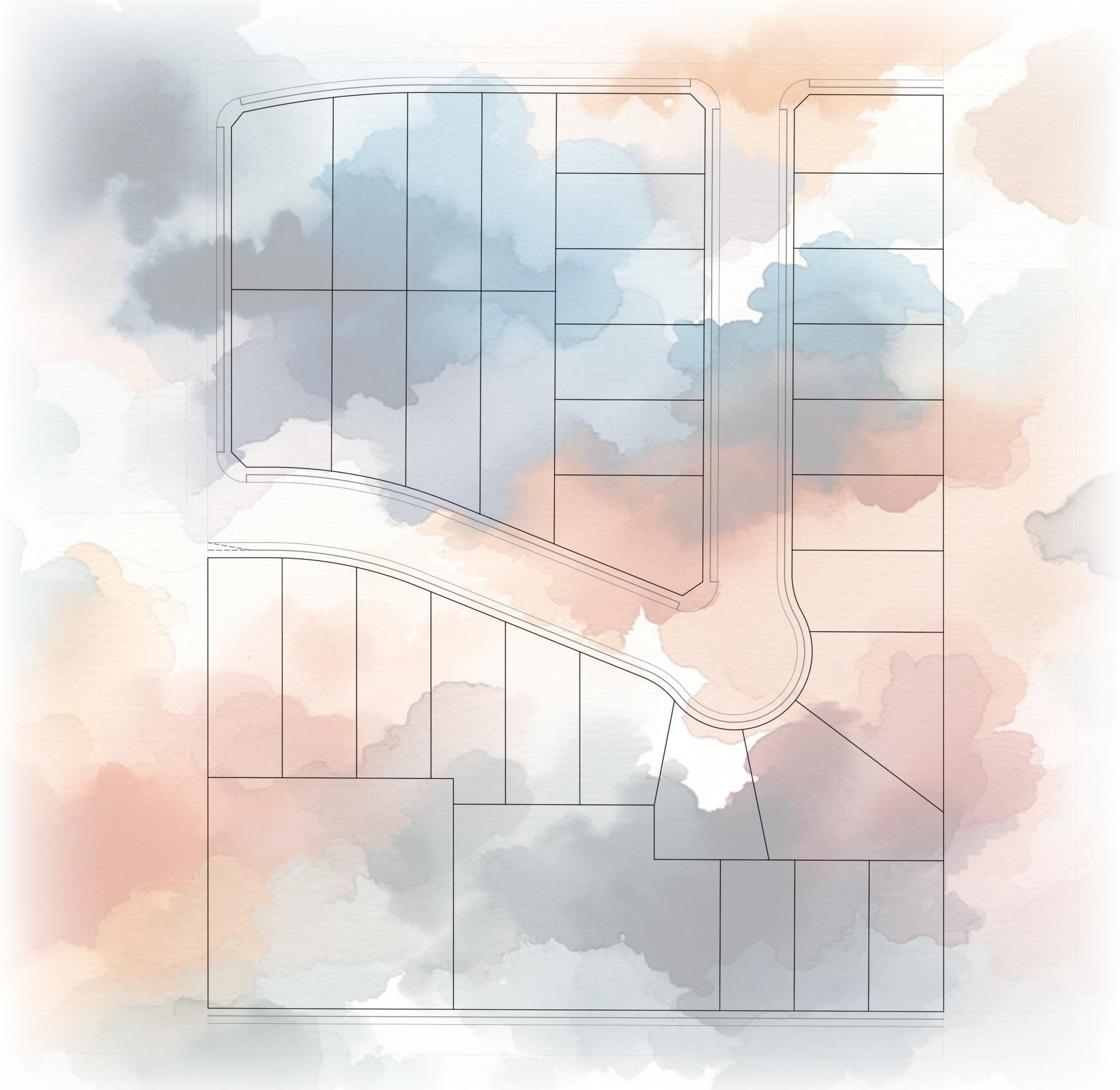
The project will retain the two existing single-family residences, which will be incorporated into the new subdivision. This approach not only preserves a portion of the site's existing character but also ensures a blend of new and established residential elements within the community.

Teakwood Estates combines practical urban planning with aesthetic considerations to create a living space that is both functional and appealing. The project represents a thoughtful contribution to the city's ongoing growth and development strategy.



4CREEKS

Exhibit A





TEAKWOOD ESTATES

Tentative Subdivision Map

REQUIRED ENTITLEMENTS

- Tentative Subdivision Map

SITE INFORMATION

APN:	103-280-032, 103-280-081
Acreage:	7.26 ACRES
Jurisdiction:	City of Visalia
Flood Zone:	Zone X, AE
Zoning (Existing):	R-1-5
Zoning (Proposed):	R-1-5
General Plan (Existing):	Low Density Residential
General Plan (Proposed):	Low Density Residential
Current Use:	Vacant, Single-Family Residential

PROPOSED PROJECT

Number of Lots Proposed:	35
Average Lot Size:	7,192 SF
Minimum Lot Size:	5,000 SF
Maximum Lot Size:	25,245 SF

DENSITY CALCULATIONS

Gross Density:	4.8 DU/AC
Net Density	6.06 DU/AC

UTILITIES

Water:	Connect to existing water main on Mooney Blvd.
Stormwater:	Connect to existing stormwater mains on Sanders Ct. and Roosevelt Avenue
Sewer:	Connect to existing stormwater mains on Sanders Ct. and Roosevelt Avenue. Parcels 31-35 to connect to existing sewer main on Douglas Avenue.

AGENCIES AND UTILITIES

City of Visalia Planning Department

315 E. Acequia Avenue
Visalia, CA 93291 Ph. 559-713-4444

City of Visalia Public Works Department

336 N Ben Maddox Way
Visalia, CA 93292 Ph. 559-713-4428

City of Visalia Fire Department

420 N Burke St
Visalia, CA 93292 Ph. 559-731-4808

Southern California Edison

2425 S Blackstone St.
Tulare, CA 93274 Ph. 1-800-655-4555

Southern California Gas

1305 E Noble Avenue
Visalia, CA 93291 Ph. 1-800-427-2200

CalWater-Visalia

216 N Valley Oaks Dr.
Visalia, CA 93291 Ph. 559-624-1600

PROJECT DIRECTORY

Owners/Applicants:

Kenneth Sumida
Phone: 916-952-4242
Email: kennethsumida@aol.com

Dennis Smith

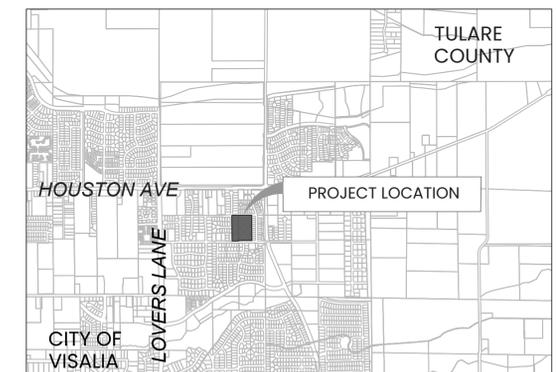
Email: dennis@nationalbuilderssupply.com

Agent:

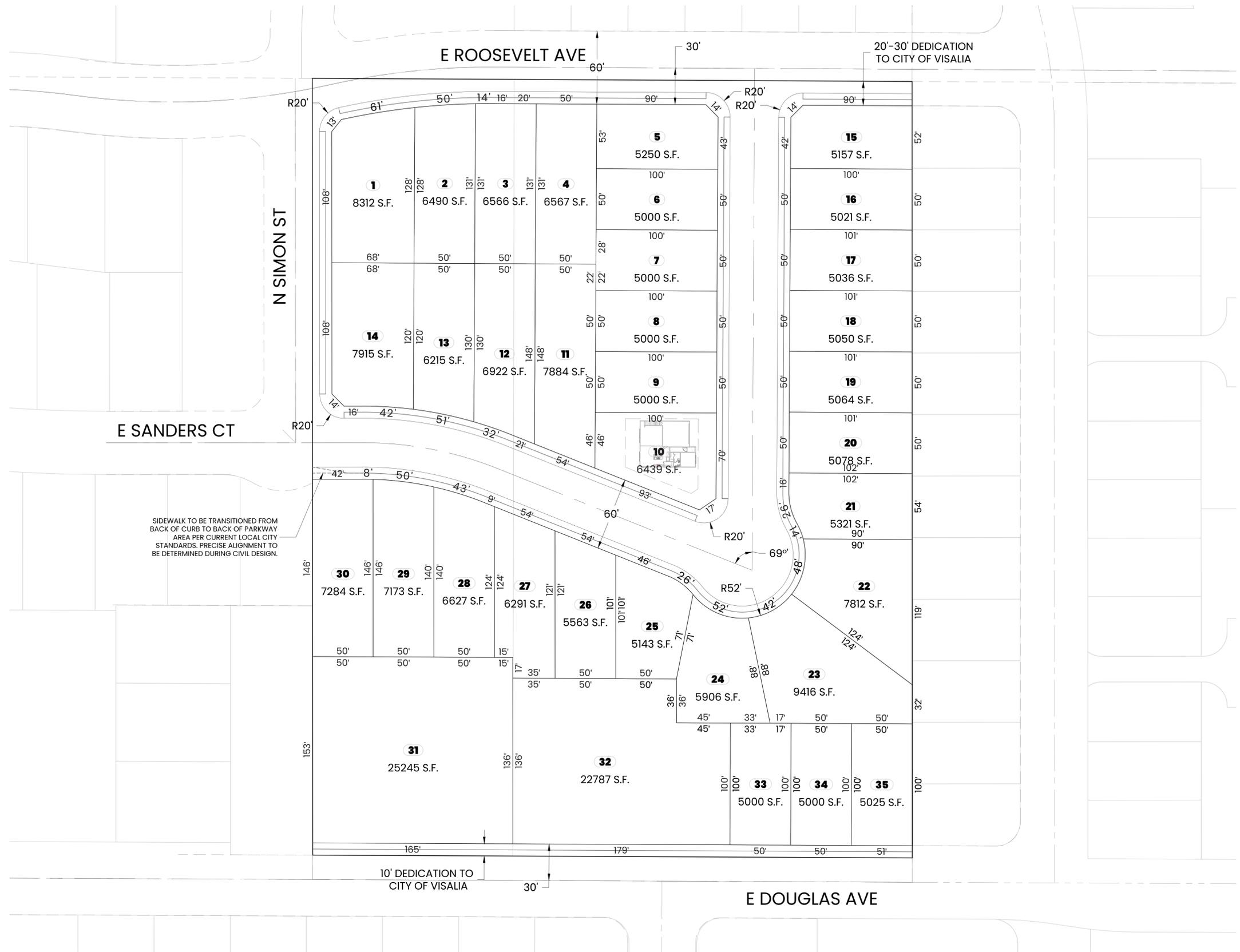
Molly Baumeister, AICP (4-Creeks, Inc.)
Phone: 949-802-3052
Email: mollyb@4-creeks.com

SHEET INDEX

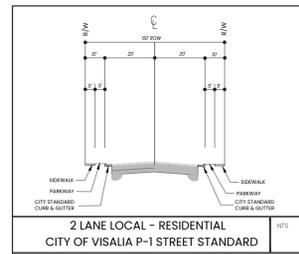
P1.0 Tentative Subdivision Map



VICINITY MAP



CROSS SECTIONS



324 S Santa Fe, STE A
Visalia, CA

559.802.3052
info@4-creeks.com
www.4-creeks.com

SET NOT FOR CONSTRUCTION
For planning purposes only, do not scale drawings

TENTATIVE SUBDIVISION MAP

P1.0

NOTICE OF EXEMPTION

City of Visalia
315 E. Acequia Ave.
Visalia, CA 93291

To: County Clerk
County of Tulare
County Civic Center
Visalia, CA 93291-4593

Teakwood Estates Tentative Subdivision Map No. 5599

PROJECT TITLE

The site is located on the southeast corner of East Roosevelt Avenue and North Simon Street (APN: 103-280-081 and 103-280-032)

PROJECT LOCATION - SPECIFIC

Visalia

Tulare

PROJECT LOCATION - CITY

COUNTY

A request by Teakwood Estates to subdivide 7.26-acre parcel into 35 lots for residential use in the R-1-5 (Single-Family Residential, minimum 5,000 square foot lot size) zone.

DESCRIPTION - Nature, Purpose, & Beneficiaries of Project

City of Visalia

NAME OF PUBLIC AGENCY/LEAD AGENCY APPROVING PROJECT

Kenneth Sumida, 3436 E Douglas Ave., Visalia CA 93292 & Dennis Smith, 17598 Ave 280, Exeter CA 93221

NAME AND ADDRESS OF APPLICANT CARRYING OUT PROJECT

Molly Baumeister, 4-Creeks, Inc – 324 S Santa Fe St, Visalia CA 93422

NAME AND ADDRESS OF AGENT CARRYING OUT PROJECT

EXEMPT STATUS: (Check one)

- Ministerial - Section 15183
- Emergency Project - Section 15071
- Categorical Exemption - Section 15332
- Statutory Exemptions- State code number:

The project is consistent with a Community Plan, General Plan, or Zoning and its related development density, for which an environmental impact report (EIR) has been certified (i.e., City of Visalia General Plan General Plan Program EIR certified by Resolution No. 2014-37, adopted on October 14, 2014); therefore, the project is ministerially exempt under the findings of State CEQA Guidelines Section 15183.

REASON FOR PROJECT EXEMPTION

Colleen A. Moreno, Assistant Planner

(559) 713-4031

CONTACT PERSON

AREA CODE/PHONE

May 1, 2024

DATE

Brandon Smith, AICP

ENVIRONMENTAL COORDINATOR

**The California Environmental Quality Act
(CEQA) Section 15183 Findings:**

Application: Teakwood Estates Tentative Subdivision Map No. 5599 **Environmental Review** 2024-21

Location: The site is located on the southeast corner of E. Roosevelt Ave. & N. Simion St. (APN: 130-280-081 & 103-280-032)

State CEQA Guidelines Section 15183 (Public Resources Code §21083.3), provides that projects which are consistent with the General Plan for which an environmental impact report (EIR) has been certified “shall not require additional environmental review.”

The City of Visalia finds that the proposed new ordinance has no new effects that could occur, or new mitigation measures would be required that have not been addressed within the scope of the Program Environmental Impact Report (SCH No. 2010041078). The Environmental Impact Report prepared for the City of Visalia General Plan was certified by Resolution No. 2014-37 adopted on October 14, 2014. **THE PROGRAM ENVIRONMENTAL IMPACT REPORT WILL BE UTILIZED.**

The following findings are made in compliance with CEQA Section 15183 – Project consistent with a General Plan or Zoning.

In approving a project meeting the requirements of CEQA Section 15183, a public agency shall limit its examination of environmental effects to those which the agency determines, in an initial study or other analysis:

1. Is the project consistent with the General Plan?

Yes X No

If yes, please explain below. If no, the project does not qualify for this exemption.

Comment/Finding:

As indicated above, the General Plan designation for this site is Residential Low Density (RLD) which allows 2 to 10 dwelling units per acre. The proposed project would provide 4.82 units per acre, which is consistent with the General Plan.

2. Are there any impacts that weren't evaluated in the General Plan EIR that are peculiar to the project or the parcel on which the project would be located?

Yes No X

If yes, an initial study or detailed analysis is necessary to determine if specific impacts will need to be mitigated.

If no, continue with CEQA Section 15183 Exemption.

Comment/Finding:

All potential impacts from this development were evaluated with the General Plan EIR. The site is consistent with the General Plan and zoning and has no unique features that were not evaluated with the General Plan EIR.

3. Are there project specific impacts which the General Plan EIR failed to analyze as significant effects.
Yes _____ No X

If yes, an initial study or other detailed analysis is necessary to determine if the impacts are considered to be significant and if mitigation is required.

If no, continue with CEQA Section 15183 Exemption.

Comment/Finding:

The proposed project would not result in any additional impacts that were not evaluated with the General Plan EIR.

4. Is there substantial new information which would result in more severe impacts than anticipated by the General Plan EIR?

Yes _____ No X

If yes, an initial study or other detailed analysis is necessary to determine if the impacts are considered to be significant and if mitigation is required.

If no, continue with CEQA Section 15183 Exemption.

Comment/Finding:

There is no new information as a result of the proposed project that would result in more severe impacts. This project is consistent with the General Plan density and circulation element and the land use designation for Residential Low Density (RLD). All potential impacts were evaluated with the General Plan EIR.

On the basis of this evaluation, in accordance with the requirements of Section 15183 of the CEQA Guidelines:

- | | |
|-------------------------------------|--|
| <input type="checkbox"/> | 1. It is found that subsequent negative declaration will need to be prepared. |
| <input type="checkbox"/> | 2. It is found that an addendum Negative Declaration will need to be prepared. |
| <input type="checkbox"/> | 3. That a subsequent EIR will need to be prepared. |
| <input checked="" type="checkbox"/> | 4. No further documentation is required. |

Date: May 1, 2024

Prepared By:

Brandon Smith

Principal Planner

Prepare a notice of exemption using CEQA section 15183 based on this analysis.



315 E. Acequia Ave., Visalia, CA 93291

November 13, 2023

Site Plan Review No. 2023-158:

Pursuant to Zoning Ordinance Chapter 17.28 the Site Plan Review process has found that your application complies with the general plan, municipal code, policies, and improvement standards of the city. A copy of each Departments/Divisions comments that were discussed with you at the Site Plan Review meeting are attached to this document.

Based upon Zoning Ordinance Section 17.28.070, this is your Site Plan Review determination. However, your project requires discretionary action as stated on the attached Site Plan Review comments. You may now proceed with filing discretionary applications to the Planning Division.

This is your Site Plan Review Permit; your Site Plan Review became effective **October 4, 2023**. A site plan review permit shall lapse and become null and void one year following the date of approval unless, prior to the expiration of one year, a building permit is issued by the building official, and construction is commenced and diligently pursued toward completion.

If you have any questions regarding this action, please call the Community Development Department at (559) 713-4359.

Respectfully,

A handwritten signature in blue ink that reads "Paul Bernal".

Paul Bernal
Community Development Director
315 E. Acequia Ave.
Visalia, CA 93291

Attachment(s):

- Site Plan Review Comments

SITE PLAN REVIEW COMMENTS

Josh Dan, Planning Division (559) 713-4003

Date: October 4, 2023

SITE PLAN NO: 2023-158
PROJECT: Teakwood Estates – 33 SFR Lots and 2 Remainders
LOCATION: 3504 E. Douglas Ave.
APN TITLE: 103-280-032

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Building Permit

PROJECT SPECIFIC INFORMATION: October 4, 2023

1. The proposed 33-lot SFR subdivision is with the density allowances of the Single Family Residential (R-1-5) Zone.
2. Lots should meet minimum frontage requirements and lot #10 should demonstrate a home footprint meeting the setbacks and development standards.
3. The applicant shall comply with all the requirements of the Traffic and Engineering Divisions.

Note:

1. The applicant shall contact the San Joaquin Valley Air Pollution Control District to verify whether additional permits are required through the District.
2. Prior to a final for the project, a signed Certificate of Compliance for the MWELo standards is required indicating that the landscaping has been installed to MWELo standards.

Sections of the Municipal Code to review:

17.12 Single-Family Residential Zone

NOTE: Staff recommendations contained in this document are not to be considered support for a particular action or project unless otherwise stated in the comments. The comments found on this document pertain to the site plan submitted for review on the above referenced date. Any changes made to the plan submitted must be submitted for additional review.

Signature:



**SUBDIVISION & PARCEL MAP
REQUIREMENTS
ENGINEERING DIVISION**

- Adrian Rubalcaba 713-4271
- Keyshawn Ford 713-4268
- Edelma Gonzalez 713-4364
- Lupe Garcia 713-4197
- Luqman Ragabi 713-4362

ITEM NO: <u>4</u> DATE: <u>OCTOBER 4TH, 2023</u>	
SITE PLAN NO.:	23-158
PROJECT TITLE:	TEAKWOOD ESTATES
DESCRIPTION:	THE PROJECT INVOLVES A TENTATIVE SUBDIVISION MAP TO CREATE 33 SINGLE-FAMILY RESIDENTIAL LOTS AND 2 REMAINDERS PARCELS ON 7.26 GROSS ACRES
APPLICANT:	KENNETH SUMIDA & MOLLY BAUMEISTER
PROP. OWNER:	SMITH BILLIE C(SOLE TR)(MCS & BCS FAM TR) AND SUMIDA KAMIO J & TAKAKO (TRS)
LOCATION:	3504 E DOUGLAS AVE
APN:	103-280-081 & 103-280-032

SITE PLAN REVIEW COMMENTS

- REQUIREMENTS (Indicated by checked boxes)
- Submit improvements plans detailing all proposed work; Subdivision Agreement will detail fees & bonding requirements
- Bonds, certificate of insurance, cash payment of fees/inspection, and approved map & plan required prior to approval of Final Map.
- The Final Map & Improvements shall conform to the Subdivision Map Act, the City's Subdivision Ordinance and Standard Improvements.
- A preconstruction conference is required prior to the start of any construction.
- Right-of-way dedication required. A title report is required for verification of ownership. by map by deed
- City Encroachment Permit Required which shall include an approved traffic control plan.
- CalTrans Encroachment Permit Required. CalTrans comments required prior to tentative parcel map approval. CalTrans contacts: David Deel (Planning) 488-4088
- Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map. **LLD TO BE FORMED**
- Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.
- Dedicate landscape lots to the City that are to be maintained by the Landscape & Lighting District.
- Northeast Specific Plan Area: Application for annexation into Northeast District required 75 days prior to Final Map approval.
- Written comments required from ditch company. Contacts: James Silva 747-1177 for Modoc, Persian, Watson, Oakes, Flemming, Evans Ditch and Peoples Ditches; Paul Hendrix 686-3425 for Tulare Irrigation Canal, Packwood and Cameron Creeks; Bruce George 747-5601 for Mill Creek and St. John's River.
- Final Map & Improvements shall conform to the City's Waterways Policy. Access required on ditch bank, 12' minimum. Provide wide riparian dedication from top of bank.
- Sanitary Sewer master plan for the entire development shall be submitted for approval prior to approval of any portion of the system. The sewer system will need to be extended to the boundaries of the development where future connection and extension is anticipated. The sewer system will need to be sized to serve any future developments that are anticipated to connect to the system. **EXTEND EXISTING SS ACROSS ALL STREET FRONTAGES. PROVIDE CAPACITY CALCS.**
- Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades. Prepared by registered civil engineer or project architect. All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a) directed to the City's existing storm drainage system; b) directed to a permanent on-site basin; or c) directed to a temporary on-site basin is required until a

connection with adequate capacity is available to the City's storm drainage system. On-site basin:
: maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance. **EXTEND EXISTING SD MAIN ACCORDINGLY**

- Show Valley Oak trees with drip lines and adjacent grade elevations. Protect Valley Oak trees during construction in accordance with City requirements. A permit is required to remove Valley Oak trees. Contact Public Works Admin at (559)713-4428 for a Valley Oak tree evaluation or permit to remove. Valley Oak tree evaluations by a certified arborist are required to be submitted to the City in conjunction with the tentative map application. A pre-construction conference is required.
 - Show adjacent property grade elevations on improvement plans. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
 - Relocate existing utility poles and/or facilities. **AS NECESSARY PER LAYOUT. REQUIRED ON DOUGLAS AVE.**
 - Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding. **REQUIRED ONSITE, SANDERS CT, SIMON ST, AND ROOSEVELT AVE.**
 - Provide "R" value tests: **1 each at 300' INTERVALS AT CENTER LINE, REFER TO CITY PAVEMENT STANDARDS.**
 - Traffic indexes per city standards: **REFER TO CITY PAVEMENT STDS**
 - All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications. **SANDERS CT, SIMON ST, ROOSEVELT AVE, AND DOUGLAS AVE.**
 - All lots shall have separate drive approaches constructed to City Standards. **REFER TO CITY STDS**
 - Install street striping as required by the City Engineer. **TO BE DETERMINED AT TIME OF CIVIL REVIEW**
 - Install sidewalk: **5' ft. wide, with 5' ft. wide parkway on SANDERS CT, SIMON ST, ROOSEVELT AVE, AND DOUGLAS AVE.**
 - Cluster mailbox supports required at 1 per 2 lots, or use postal unit (contact the Postmaster at 732-8073).
 - Subject to existing Reimbursement Agreement to reimburse prior developer:
 - Abandon existing wells per City of Visalia Code. A building permit is required.
 - Remove existing irrigation lines & dispose off-site. Remove existing leach fields and septic tanks.
 - Fugitive dust will be controlled in accordance with the applicable rules of San Joaquin Valley Air District's Regulation VIII. Copies of any required permits will be provided to the City.
 - If the project requires discretionary approval from the City, it may be subject to the San Joaquin Valley Air District's Rule 9510 Indirect Source Review per the rule's applicability criteria. A copy of the approved AIA application will be provided to the City.
 - If the project meets the one acre of disturbance criteria of the State's Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is needed. A copy of the approved permit and the SWPPP will be provided to the City.
- Comply with prior comments Resubmit with additional information Redesign required

Additional Comments:

1. *Simon St and Roosevelt Ave to be dedicated with map as right of way dedication and not IOD.*
2. *Development will be subject to impact fees due at time of final map and building permit issuance.*
3. *Coordinate with city staff for City tentative subdivision map requirements and processing fees.*
4. *City does not support the two remainders as shown. TSM to show them as parcels instead of remainders.*
5. *Southwest parcel, shown as remainder 1, to dedicate 10' right of way along Douglas Ave frontage.*
6. *Frontage improvements required along entire subdivision frontage, including parcels that are shown as Remainder 1 and Remainder 2.*

7. *Frontage improvements required. Improvements to include, but may not be limited to, pavement, sidewalk, curb & gutter, utility extensions/undergrounding, sewer and storm extensions, curb ramps, street lighting, striping and signage.*
8. *Public street lighting to be installed per City Standards. An electrical plan with voltage drop calcs shall be submitted with civil plans. City will own and maintain the street lighting therefore a service pedestal will need to be installed.*
9. *Local streets shall comply with current City stds.*
10. *Install 20' radius curb ramp returns at connections of two local streets per City Std.*
11. *Call out curb return radius on TSM.*
12. *Public street bulb connection design to comply with City standards.*
13. *Public street striping to be determined at time of civil plan review.*
14. *Additional detail required at existing bulb connection and proposed extension of Sanders Ct. Transition sidewalk from back of curb to back of parkway area per current local City Stds.*
15. *Evaluate, and coordinate any oak trees with City arborist.*
16. *Refer to Building Dept. conditions for FEMA regulations regarding parcel 15 located in the high-risk flood plain.*
17. *Subdivision is located in the Northeast District. Additional impact fees apply.*
18. *A building permit is required, standard plan check and inspection fees apply.*
19. *Storm drainage and sewer for the proposed development will need to be tied into existing lines in Sanders Ct. and Roosevelt Ave.*
20. *Parcels 31, 32, and 33 to connect to existing sewer main on Douglas Ave.*
21. *Install sewer laterals to service "Remainder" parcels with frontage improvements. City Records does not show existing laterals.*
22. *A Landscape and Lighting District will need to be formed for maintenance of public infrastructure, such as landscape, pavement and streetlights.*

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 23-158
Date: 10/04/2023

Summary of applicable Development Impact Fees to be collected at the time of final/parcel map recordation:

(Preliminary estimate only! Final fees will be based on approved subdivision map & improvements plans and the fee schedule in effect at the time of recordation.)

(Fee Schedule Date:08/19/2023)
(Project type for fee rates:(TENTATIVE SUBDIVISION MAP)

Existing uses may qualify for credits on Development Impact Fees.

FEE ITEM	FEE RATE
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	\$960/UNIT
<input checked="" type="checkbox"/> Sewer Front Foot Fee	\$52/LF
<input checked="" type="checkbox"/> Storm Drainage Acquisition Fee	\$3,811/AC
<input checked="" type="checkbox"/> Park Acquisition Fee	\$1,888/UNIT
<input checked="" type="checkbox"/> Northeast Acquisition Fee Total Storm Drainage Block Walls Parkway Landscaping Bike Paths	\$1,693/AC
<input checked="" type="checkbox"/> Waterways Acquisition Fee	\$3,112/AC

Additional Development Impact Fees will be collected at the time of issuance of building permits.

City Reimbursement:

- 1.) No reimbursement shall be made except as provided in a written reimbursement agreement between the City and the developer entered into prior to commencement of construction of the subject planned facilities.
- 2.) Reimbursement is available for the development of arterial/collector streets as shown in the City's Circulation Element and funded in the City's transportation impact fee program. The developer will be reimbursed for construction costs and right of way dedications as outlined in Municipal Code Section 16.44. Reimbursement unit costs will be subject to those unit costs utilized as the basis for the transportation impact fee.
- 3.) Reimbursement is available for the construction of storm drain trunk lines and sanitary sewer trunk lines shown in the City's Storm Water Master Plan and Sanitary Sewer System Master Plan. The developer will be reimbursed for construction costs associated with the installation of these trunk lines.



Edelma Gonzalez

City of Visalia
Building: Site Plan
Review Comments

SPR 23/58
 TEAKWOOD ESTATES
 103230032

NOTE: These are general comments and DO NOT constitute a complete plan check for your specific project
 Please refer to the applicable California Code & local ordinance for additional requirements.

- A building permit will be required. *For information call (559) 713-4444*
- Submit 1 digital set of professionally prepared plans and 1 set of calculations. (Small Tenant Improvements)
- Submit 1 digital set of plans prepared by an architect or engineer. Must comply with 2016 California Building Cod Sec. 2308 for conventional light-frame construction or submit 1 digital set of engineered calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:**
- Meet State and Federal requirements for accessibility for persons with disabilities.
- A path of travel, parking and common area must comply with requirements for access for persons with disabilities.
- All accessible units required to be adaptable for persons with disabilities.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements at property lines.
- A demolition permit & deposit is required. *For information call (559) 713-4444*
- Obtain required permits from San Joaquin Valley Air Pollution Board. *For information call (661) 392-5500*
- Plans must be approved by the Tulare County Health Department. *For information call (559) 624-8011*
- Project is located in flood zone AE * Hazardous materials report. **MEET FEMA FLOOD REQUIREMENTS**
- Arrange for an on-site inspection. (Fee for inspection \$157.00) *For information call (559) 713-4444*
- School Development fees.
- Park Development fee \$ _____, per unit collected with building permits.
- Additional address may be required for each structure located on the site. *For information call (559) 713-4320*
- Acceptable as submitted
- No comments at this time

Additional comments: _____

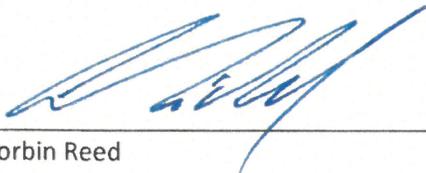
VAL GARCIA 10/4/23
 Signature



Site Plan Comments
Visalia Fire Department
Corbin Reed, Fire Marshal
420 N. Burke
Visalia CA 93292
559-713-4272 office
prevention.division@visalia.city

Date October 3, 2023
Item # 4
Site Plan # 23158
APN: 103280032

- The Site Plan Review comments are issued as **general overview** of your project. With further details, additional requirements will be enforced at the Plan Review stage. Please refer to the 2022 California Fire Code (CFC), 2022 California Building Codes (CBC) and City of Visalia Municipal Codes.
- Construction and demolition sites prior to and during construction shall comply with the attached **Access & Water Guidelines**.
- **Address numbers** must be placed on the exterior of the building in such a position as to be clearly and plainly visible from the street. Numbers will be at least four inches (4") high and shall be of a color to contrast with their background. If multiple addresses are served by a common driveway, the range of numbers shall be posted at the roadway/driveway. 2022 CFC 505.1
- Residential developments shall be provided with **fire hydrants** every six hundred (600) lineal feet of residential frontage. In isolated developments, no less than two (2) fire hydrants shall be provided. The exact location and number of fire hydrants shall be at the discretion of the fire marshal, fire chief and/or their designee. VMC 16.36.120(5); 2022 CFC §507, App B and C
- Zero lot line, multi-family or mobile home park developments shall be provided with **fire hydrants** every four hundred (400) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided. The exact location and number of fire hydrants shall be at the discretion of the fire marshal, fire chief and/or their designee. VMC 16.36.120(5); 2022 CFC §507, App B and C
- **All streets** shall meet the City of Visalia's Design & Improvement Standards for streets to ensure that fire apparatus can make access to all structures in the event of an emergency.



Corbin Reed
Fire Marshal



Visalia Fire Department Access and Water Guidelines for Residential Construction

Effective July 1, 2019

Model Homes & Non-Model Homes

Model and Non-Model homes may be constructed once **all** of the following conditions have been met:

1. All portions of proposed residential construction shall be located and accessible within 150 feet of an existing, paved, city street.
2. **Exceptions:** If any portion of a model home or a non-model is located greater than 150 feet from an existing city street, a fire apparatus access road shall be installed and maintained unobstructed at all times. The fire access road, including curb and gutter, shall be installed per City Specifications and City Standard P-1 excluding the Asphalt Concrete layer, but in no circumstance shall have a structural section less than required under City Standard P-25 based on R-Value of existing subgrade unless otherwise specified on approved plans. Compaction tests, including testing of the aggregate base layer, shall be performed under City inspection and reports shall be submitted to the Public Works Inspector prior to City acceptance for the road to be used for fire access. The fire access roads shall be usable and maintained in place until permanent paved access has been provided meeting City standards and specifications.
3. All required fire hydrants shall be installed in the approved locations per the stamped and approved plans and shall be fully operational.

Exception: If fire hydrant installation has not been completed an onsite elevated water tank shall be provided. The minimum size of provided water tank shall be 10,000 gallons, and shall be designated as "Fire Department use only". Tanks shall be located within 300 feet travel distance of each structure being developed. Tanks shall remain in place until all fire hydrant installation has been completed and all hydrants are fully operational. Travel distance shall be measured by an approved fire apparatus access route.

Connection provided on water tanks shall be a four and one half inch National Hose thread male fitting and shall be gravity fed, with connection point located between 18 and 36 inches above ground level.

***If at any time the conditions of these guidelines are not being met the Fire Marshal/Fire Chief or his/her designee have the authority to issue a "Stop Work Order" until corrections have been made.**

*** This information is intended to be a guideline. The Fire Marshal and/or Fire Chief shall have the discretion to modify requirements at any time as set forth under CFC Appendix D.**

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

October 4, 2023

ITEM NO: 4 Added to Agenda MEETING TIME: 09:45
SITE PLAN NO: [SPR23158](#) ASSIGNED TO: Josh Dan Josh.Dan@visalia.city
PROJECT TITLE: Teakwood Estates
DESCRIPTION: The project involves a tentative subdivision map to create 33 single-family residential lots and 2 remainder parcels on 7.26 gross acres.
APPLICANT: Kenneth Sumida - Applicant
 Molly Baumeister - Applicant
APN: 103280032
ADDRESS: 3504 E DOUGLAS AVE

THE TRAFFIC DIVISION WILL PROHIBIT ON-STREET PARKING AS DEEMED NECESSARY

- No Comments
- See Previous Site Plan Comments
- Install Street Light(s) per City Standards at time of development.
- Install Street Name Blades at Locations at time of development.
- Install Stop Signs at *arterial/collector intersection* Locations.
- Construct parking per City Standards PK-1 through PK-4 at time of development.
- Construct drive approach per City Standards at time of development.
- Traffic Impact Analysis required (CUP)
 - Provide more traffic information such as . Depending on development size, characteristics, etc., a TIA may be required.
- Additional traffic information required (Non Discretionary)
 - Trip Generation - Provide documentation as to concurrence with General Plan.
 - Site Specific - Evaluate access points and provide documentation of conformance with COV standards. If noncomplying, provide explanation.
 - Traffic Impact Fee (TIF) Program - Identify improvements needed in concurrence with TIF.

Additional Comments:

Leslie Blair

Leslie Blair



SITE PLAN REVIEW DATE: 10/04/2023

WASTEWATER COLLECTIONS AND PRETREATMENT DIVISION (QUALITY ASSURANCE)
SITE PLAN REVIEW COMMENTS

SITE PLAN REVIEW NO: 23158

PROJECT NAME: TEAKWOOD ESTATES

THE PROJECT IS SUBJECT TO THE FOLLOWING REQUIREMENTS FROM WASTEWATER PRETREATMENT DIVISION (QUALITY ASSURANCE):

SUBMISSION OF WASTEWATER DISCHARGE PERMIT APPLICATION/QUESTIONNAIRE/OTHER REGULATORY FORMS

- FORM REQUIRED Residential Development Form
FORM REQUIRED
FORM REQUIRED

INSTALLATION OF SAND AND GREASE INTERCEPTOR

INSTALLATION GREASE INTERCEPTOR

OTHER

SITE PLAN REVIEWED-NO COMMENTS

CONTACT THE WASTEWATER PRETREATMENT DIVISION (QUALITY ASSURANCE) AT (559) 713-4529 OR JESSICA.SANDOVAL@VISALIA.CITY, IF YOU HAVE ANY QUESTIONS.

COMMENTS:

FORM ATTACHED

DATE REVIEWED: 10/03/2023

Handwritten signature or initials.



RESIDENTIAL HOUSING DEVELOPMENT QUESTIONNAIRE
FOR WASTEWATER DEPARTMENT USE

- Development Name: _____
- Development Location: _____
- Contact Name: _____
- Contact Phone: _____
- Contact Email: _____
- How many homes are estimated to be built? _____
- # of Bedrooms/ Bath Info If available: _____
- When does construction plan to begin? _____
- Will housing be built in phases? _____
- What is the anticipated rate of completion? (How many houses/structures per month/year)

- Estimated month/year of project completion? _____
- Provide an estimate of wastewater characteristics (using Wastewater Engineering 3rd Edition) by Metcalf & Eddy) of the following:
 - FLOW _____ mgd
 - BOD _____ lbs/day
 - TSS _____ lbs/day

If you have questions regarding the completion of this form, please contact:

Jessica Sandoval
 Pretreatment Coordinator
 Phone: 559-713-4529
 Cell: 559 309-5170
 Email: Jessica.sandoval@visalia.city

CITY OF VISALIA
SOLID WASTE DIVISION
336 N. BEN MADDOX
VISALIA CA. 93291
713 - 4532
COMMERCIAL BIN SERVICE

23158

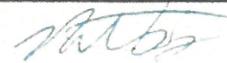
October 4, 2023

- No comments.
- See comments below
- Revisions required prior to submitting final plans. See comments below.
- Resubmittal required. See comments below.
- Customer responsible for all cardboard and other bulky recyclables to be broken down before disposing of in recycle containers
- ALL refuse enclosures must be R-3 OR R-4
- Customer must provide combination or keys for access to locked gates/bins
- Type of refuse service not indicated.
- Location of bin enclosure not acceptable. See comments below.
- Bin enclosure not to city standards double.
- Inadequate number of bins to provide sufficient service. See comments below.
- Drive approach too narrow for refuse trucks access. See comments below.
- Area not adequate for allowing refuse truck turning radius of : Commercial 50 ft. outside 36 ft. inside; Residential 35 ft. outside, 20 ft. inside.
- Paved areas should be engineered to withstand a 55,000 lb. refuse truck.
- Bin enclosure gates are required
- Hammerhead turnaround must be built per city standards.
- Cul - de - sac must be built per city standards.
- Bin enclosures are for city refuse containers only. Grease drums or any other items are not allowed to be stored inside bin enclosures.
- Area in front of refuse enclosure must be marked off indicating no parking
- Enclosure will have to be designed and located for a STAB service (DIRECT ACCESS) with no less than 38' clear space in front of the bin, included the front concrete pad.
- Customer will be required to roll container out to curb for service.
- Must be a concrete slab in front of enclosure as per city standards, the width of the enclosure by ten(10) feet, minimum of six(6) inches in depth.
- Roll off compactor's must have a clearance of 3 feet from any wall on both sides and there must be a minimum of 53 feet clearance in front of the compactor to allow the truck enough room to provide service.
- City ordinance 8.28.120-130 (effective 07/19/18) requires contractor to contract with City for removal of construction debris unless transported in equipment owned by contractor or unless contracting with a franchise permittee for removal of debris utilizing roll-off boxes.

Comment Customer to provide 40' minimum frontages at proposed culdesac corner parcels to allow for city standard (3-can) residential services to be placed for curbside collections.

Jason Serpa, Solid Waste Manager, 559-713-4533
Edward Zuniga, Solid Waste Supervisor, 559-713-4338

Nathan Garza, Solid Waste, 559-713-4532



Susan Currier

From: Lau, Scott@DOT <Scott.Lau@dot.ca.gov>
Sent: Friday, October 6, 2023 4:55 PM
To: Susan Currier
Cc: lorena.mendibles@dot.ca.gov; Deel, David@DOT
Subject: Caltrans response to Visalia SPR 100423

Hi Susan,

I have reviewed Visalia's SPR Agenda for October 4, 2023, and here are my findings:

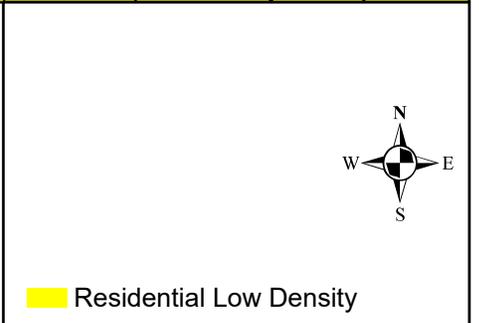
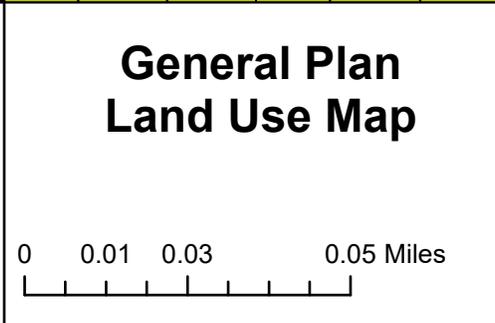
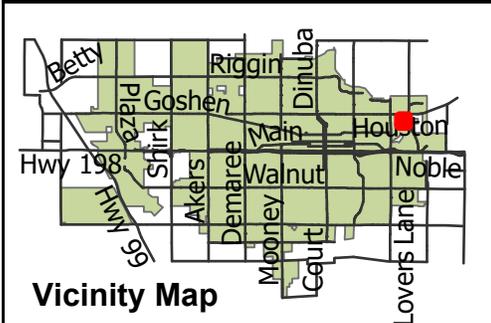
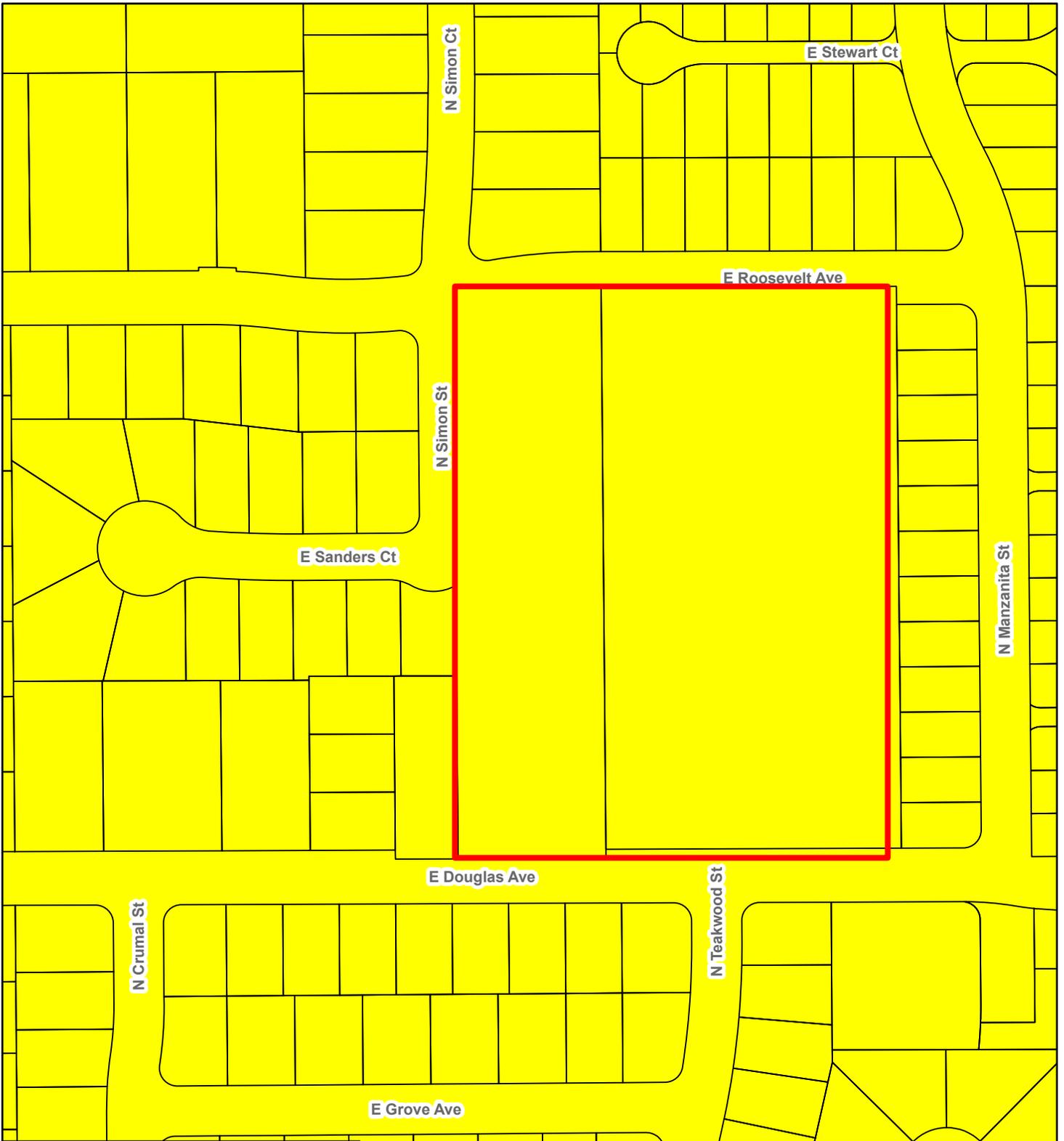
1. SPR 23155 – Monterey Water Company: No comments.
2. SPR 23156 -- Gillbert Rivas: No comments.
3. SPR 23157 – Colegio West: **Routed for review.**
4. **SPR 23158** – Teakwood Estates: No comments.
5. SPR 23159 – 4Creeks Expansion: No comments.

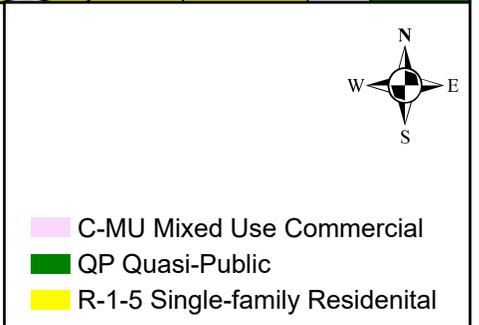
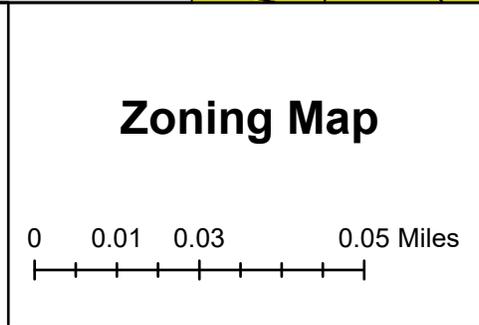
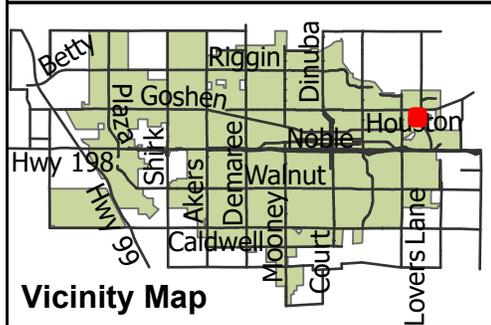
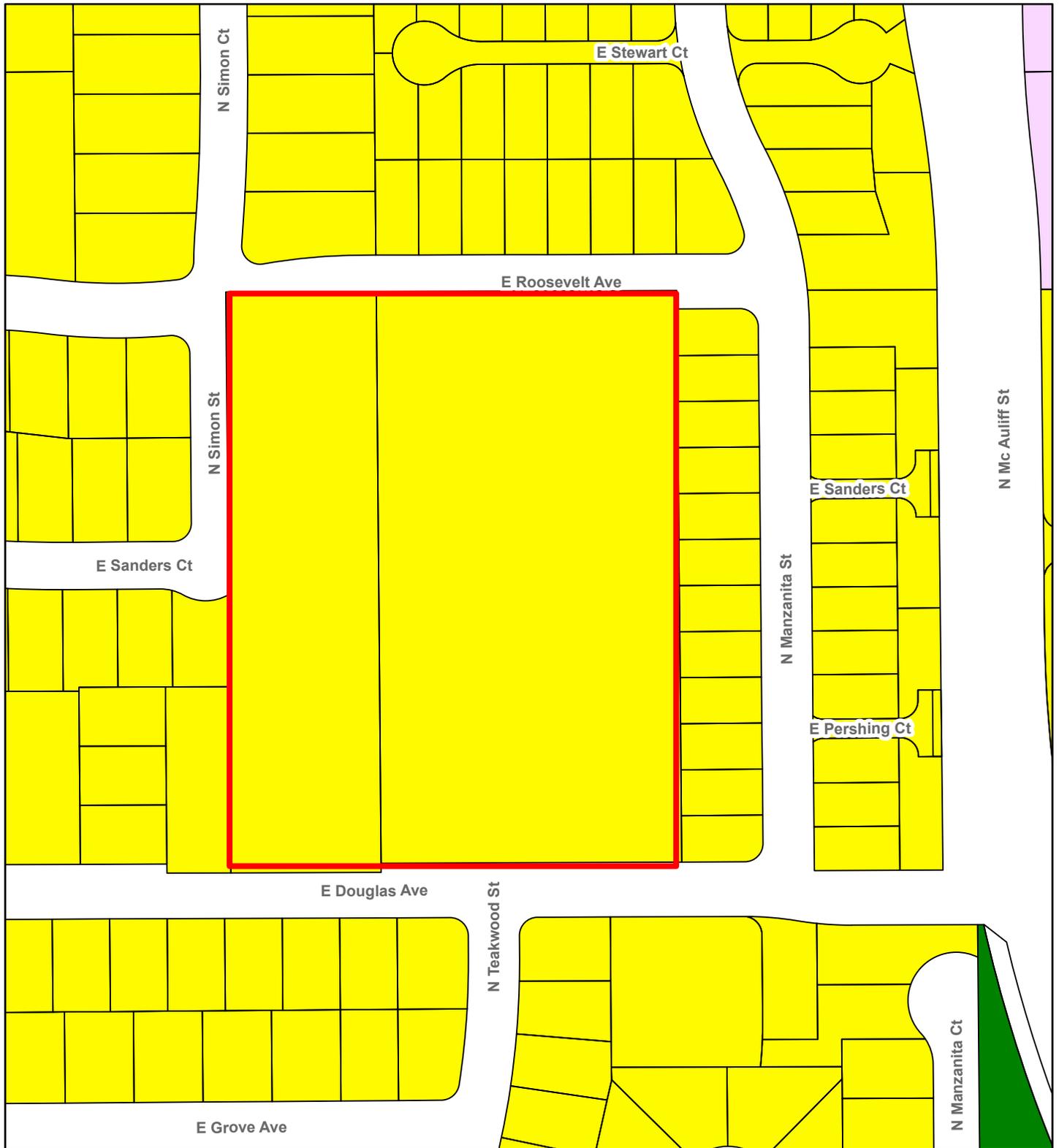
Respectfully,

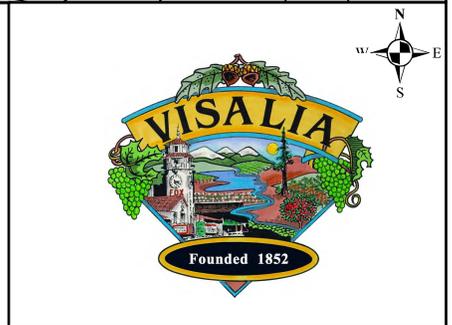
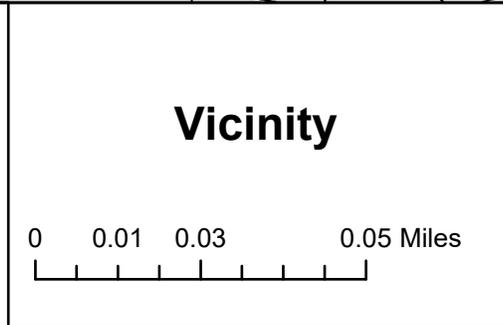
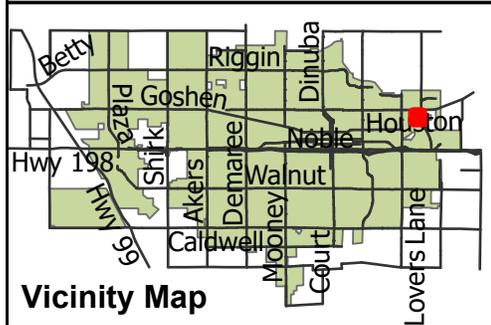
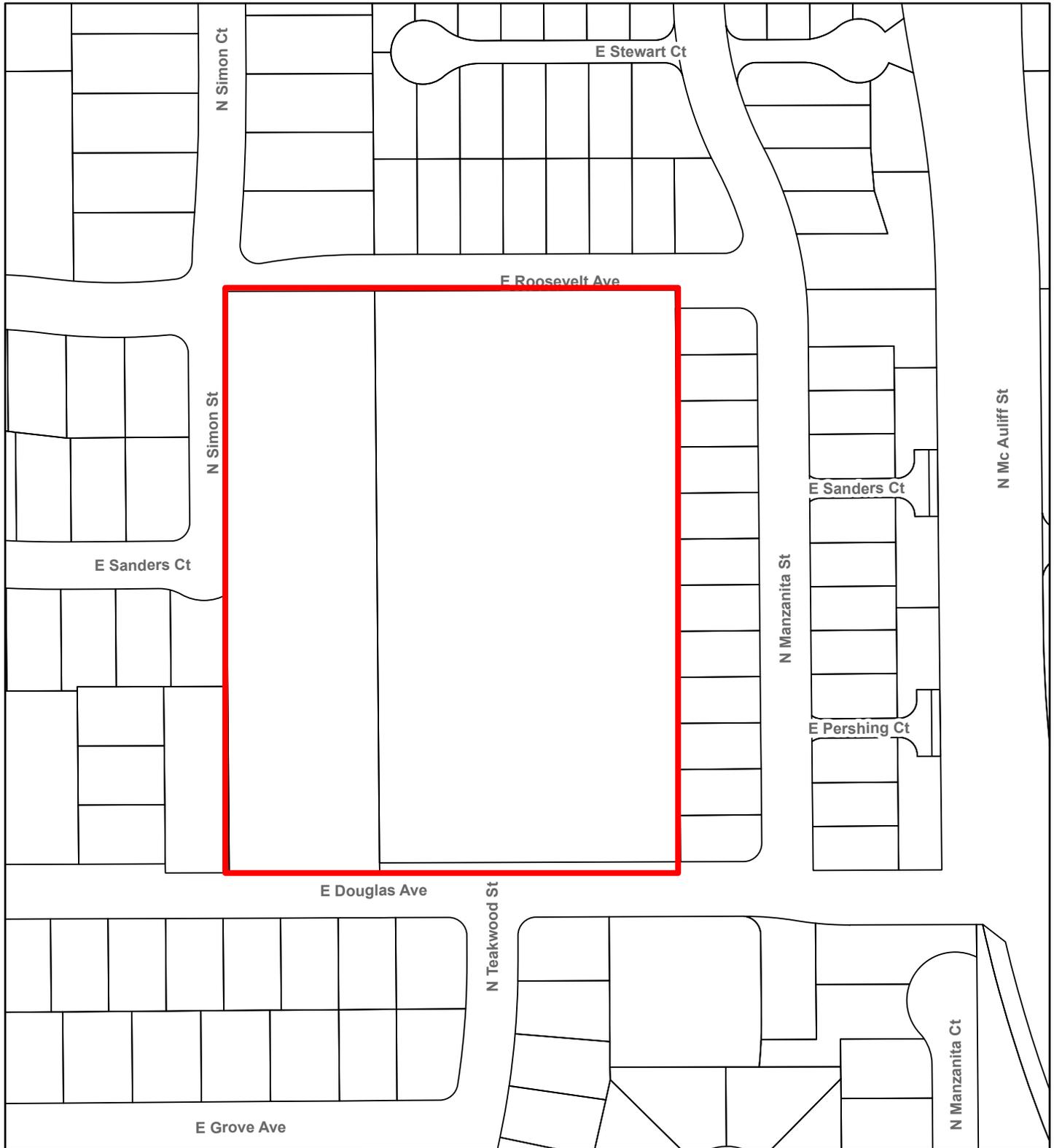


Scott Lau

Associate Transportation Planner
California Department of Transportation
1352 West Olive Avenue
Fresno, CA 93778
Cell: (559) 981-7341









REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: June 24, 2024

PROJECT PLANNER: Colleen A. Moreno, Assistant Planner
Phone: (559) 713-4031
Email: colleen.moreno@visalia.city

SUBJECT: Tentative Parcel Map No. 2024-03: A request by AW Engineering on behalf of Gill Investment Group LLC, to subdivide a 0.64-acre parcel into two parcels.

Conditional Use Permit No. 2024-05: A request by AW Engineering on behalf of Gill Investment Group LLC, to create two C-MU (Mixed Use Commercial) zone parcels that are less than the minimum five-acre requirement.

Location: The site is located at 1950 West Walnut Avenue, at the northeast corner of South Mooney Boulevard and West Walnut Avenue (APN: 096-291-041).

STAFF RECOMMENDATION

Tentative Parcel Map No. 2024-03

Staff recommends approval of Tentative Parcel Map No. 2024-03, as conditioned, based upon the findings and conditions in Resolution No. 2024-09. Staff's recommendation is based on the project's consistency with the City's General Plan, Zoning, and Subdivision Ordinance.

Conditional Use Permit No. 2024-05

Staff recommends approval of Conditional Use Permit No. 2024-05, as conditioned, based upon the findings and conditions in Resolution No. 2024-10. Staff's recommendation is based on the conclusion that the request is consistent with the Visalia General Plan and Zoning Ordinance.

RECOMMENDED MOTION

I move to approve Tentative Parcel Map No. 2024-03 based on the findings and conditions in Resolution No. 2024-09.

I move to approve Conditional Use Permit No. 2024-05 based on the findings and conditions in Resolution No. 2024-10.

PROJECT DESCRIPTION

The applicant is requesting to subdivide a 0.64-acre parcel into two parcels (Exhibit B). The proposed parcel sizes are as follows: 12,859 square feet (0.29 acres) for Parcel 1 and 14,879 square feet (0.34 acres) for Parcel 2. The entire project area is zoned C-MU (Mixed Use Commercial) and per VMC 17.19.060, development standards for properties in the C-MU zone require a minimum site area of 5 acres. Due to both parcels being less than the required acreage, a CUP is required.

Parcel 1 will consist of a gas station that is located directly on the northeast corner of South Mooney Boulevard and Parcel 2 will consist of a smog shop and unimproved area which will be improved and will have a refuse enclosure located southeast of the parcel (Exhibit B). Per the operational statement (Exhibit A), there is no development proposed on either parcel, except for the refuse enclosure on Parcel 2.

BACKGROUND INFORMATION

General Plan Land Use Designation	Mixed Use Commercial
Zoning	C-MU
Surrounding Zoning and Land Use	North: C-MU / Car Wash South: C-MU / Shopping Center East: C-MU / Self-serve Car Wash and Gas Station West: C-MU / Mooney Blvd. / In-N-Out
Environmental Review	Categorical Exemption No. 2024-06
Site Plan	SPR No. 2022-097

PROJECT EVALUATION

Staff recommends approval of Tentative Parcel Map No. 2024-03 and Conditional Use Permit No. 2024-05, as conditioned, based on the project's consistency with the General Plan Land Use Element, Subdivision, and Zoning Ordinance.

General Plan Consistency

The parcel is located within the Mooney corridor (Mooney Boulevard between Noble and Caldwell), which allows community-serving retail. *“Visalia has traditionally been the regional retail hub for Tulare and neighboring Kings counties, with Mooney Boulevard serving as the core for these uses”* (Visalia General Plan, pg. 2-49). The subdivision of the parcel into two parcels will not change the zone of Mixed Use Commercial but will allow flexibility in the potential of future development and supports the *“continued development and revitalization of the Mooney corridor as an integral part of the community”* (Visalia General Plan Policy LU-P-61, pg. 2-51). By subdividing the parcel, the applicant is conditioned to improve the site by adding a new refuse enclosure which will allow for the facilitation of *“development of new, well-planned commercial areas to meet the needs of residents of Visalia and its market area”* (Visalia General Plan Objective LU-O-26, pg. 2-50).

Planned Development Requirement

The minimum site area for the properties in the C-MU zone is five (5) acres (VMC 17.18.070.A), however, the Planning Commission may consider lot sizes small than the minimum site area if “there are unique circumstances (shape, natural features, location, etc.) which would deprive the landowner of development consistent with the zone”. At this time, no development is proposed on Parcel 2, but per Exhibit B, this parcel has the ability to be redeveloped in the future if the property owner desires to develop this site with a new building and use.

Site Improvements

Trash Enclosure

The subdivision of the parcel into two parcels requires that a three-can refuse enclosure as well as paved access for solid waste vehicles be developed on Parcel 2. Condition number 3 for both the TPM and CUP, requires an approved refuse enclosure on Parcel 2 be developed prior to the recordation of the Final parcel map.

Drive Approaches

Along West Walnut Avenue, proposed Parcel 2 currently has three drive approaches. However, if Parcel 2 is redeveloped, consolidation of these drive approaches will be required as noted in Engineering Divisions Site Plan Review Comments. Redevelopment of Parcel 2 will require Site Plan Review to establish consistency per the City’s development standards.

Subdivision Map Act Findings

California Government Code Section 66474 lists seven findings for which a legislative body of a city or county shall deny approval of a tentative map if it is able to make any of these findings. These seven “negative” findings have come to light through a recent California Court of Appeal decision (*Spring Valley Association v. City of Victorville*) that has clarified the scope of findings that a city or county must make when approving a tentative map under the California Subdivision Map Act.

Staff has reviewed the seven findings for a cause of denial and finds that none of the findings can be made for the proposed project. The seven findings and staff’s analysis are below. Recommended findings in response to this Government Code section are included in the recommended findings for the approval of the tentative parcel map.

<u>GC Section 66474 Finding</u>	<u>Analysis</u>
(a) That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.	The proposed map has been found to be consistent with the City’s General Plan. This is included as recommended Finding No. 1 of the Tentative Parcel Map.
(b) That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.	The proposed design and improvement of the map has been found to be consistent with the City’s General Plan and Planned Commercial Development. This is included as recommended Finding No. 1 of the Tentative Parcel Map.
(c) That the site is not physically suitable for the type of development.	The site is physically suitable for the proposed map and its affiliated development plan, which is designated as Mixed-Use Commercial land use. This is included as recommended Finding No. 3 of the Tentative Parcel Map.
(d) That the site is not physically suitable for the proposed density of development.	The site is physically suitable for the proposed density of development in the Mixed-Use Commercial land use designation and zone, which does not specify densities of development. This is included as recommended Finding No. 4 of the Tentative Parcel Map.
(e) That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.	The proposed design and improvement of the map has not been found likely to cause environmental damage or substantially and avoidably injure fish or wildlife or their habitat. This finding is further supported by the project’s determination of no new effects under the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), included as recommended Finding No. 6 of the Tentative Parcel Map.

(f) That the design of the subdivision or type of improvements is likely to cause serious public health problems.	The proposed design of the map has been found to not cause serious public health problems. This is included as recommended Finding No. 2 of the Tentative Parcel Map.
(g) That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.	The proposed design of the map does not conflict with any existing or proposed easements located on or adjacent to the subject property. This is included as recommended Finding No. 5 of the Tentative Parcel Map.

Environmental Review

The project is considered to be Categorically Exempt under Section 15315 and Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), for minor divisions to land and in-fill development projects, Categorical Exemption No. 2024-06.

RECOMMENDED FINDINGS

Tentative Parcel Map No. 2024-03

1. That the proposed location and layout of the tentative parcel map, its improvement and design, and the conditions under which it will be maintained are consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance.
2. That the proposed tentative parcel map, its improvement and design, and the conditions under which it will be maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity, nor is it likely to cause serious public health problems. The project site is bordered by existing commercial development and the proposed development of this site is consistent with the General Plan and Zoning Ordinance.
3. That the site is physically suitable for the proposed tentative parcel map and is compatible with adjacent land uses and the proposed design of the map does not conflict with any existing or proposed easements located on or adjacent to the subject property.
4. That the site is physically suitable for the proposed tentative parcel map and the project’s use, which is consistent with the underlying Mixed Use Commercial land use designation and zone, which does not specify densities of development.
5. That the proposed tentative parcel map, design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.
6. That the project is considered Categorically Exempt under Sections 15315 and 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), Categorical Exemption No. 2024-06. Furthermore, the design of the subdivision or the proposed improvements is not likely to either cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Conditional Use Permit No. 2024-05

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements within the vicinity.

2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance.
3. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity. The site is bordered by similar commercial uses.
4. The project is considered Categorically Exempt under Sections 15315 and 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), Categorical Exemption No. 2024-06.

RECOMMENDED CONDITIONS OF APPROVAL

Tentative Parcel Map No. 2024-03

1. That the tentative parcel map shall be developed consistent with the comments and conditions of the Site Plan Review No. 2022-097, incorporated herein by reference.
2. That the tentative parcel map be in substantial compliance with Exhibit B.
3. That an approved refuse enclosure be built on Parcel 2 prior to the recordation of the final parcel map for Tentative Parcel Map No. 2024-03.
4. That all other federal, state and city laws, codes and ordinances be complied with.

Conditional Use Permit No. 2024-05

1. That the project be developed consistent with the comments and conditions of the Site Plan Review No. 2022-097.
2. That the development of the newly created parcel be consistent with the General Plan and Zoning Ordinance.
3. That an approved refuse enclosure be built on Parcel 2 prior to the recordation of the final parcel map for Tentative Parcel Map No. 2024-03.
4. That all other federal, state, and city codes, ordinances and laws be met.

APPEAL INFORMATION

According to the City of Visalia Zoning Ordinance Section 17.02.145, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal form with applicable fees shall be filed with the City Clerk at 220 N. Santa Fe Street, Visalia, CA. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city’s website www.visalia.city or from the City Clerk.

Attachments:

- Related Plans and Policies
- Resolution No. 2024-09 – Tentative Parcel Map No. 2024-03
- Resolution No. 2024-10 – Conditional Use Permit No. 2024-05
- Exhibit "A" – Operational Statement
- Exhibit "B" - Tentative Parcel Map No. 2024-03
- Site Plan Review Comments No. 2022-097
- General Plan Land Use Map
- Zoning Map
- Aerial Photo
- Vicinity Map

NOTICE OF EXEMPTION

City of Visalia
315 E. Acequia Ave.
Visalia, CA 93291

To: County Clerk
County of Tulare
County Civic Center
Visalia, CA 93291-4593

Tentative Parcel Map No. 2024-03 and Conditional Use Permit No. 2024-05

PROJECT TITLE

The site is located at 1950 W. Walnut Ave (APN: 096-291-041)

PROJECT LOCATION

Visalia

PROJECT LOCATION - CITY

Tulare

COUNTY

A request by AW Engineering to subdivide two a 0.64-acre parcel into two parcels that are less than five-acres.

DESCRIPTION - Nature, Purpose, & Beneficiaries of Project

City of Visalia

NAME OF PUBLIC AGENCY APPROVING PROJECT

Gill Investment Group LLC, 5711 W Clinton Ave, Visalia CA 93291

NAME AND ADDRESS OF APPLICANT CARRYING OUT PROJECT

AW Engineering, Jesse Allen Williams & Krystal Sanchez, 810 W Acequia Ave., Visalia CA 93291

NAME AND ADDRESS OF AGENT CARRYING OUT PROJECT

EXEMPT STATUS: (Check one)

- Ministerial - Section 15073
- Emergency Project - Section 15071
- Categorical Exemption - State type and Section number: **Section 15315 & 15332**
- Statutory Exemptions- State code number:

The project involves the subdivision of land into four or fewer parcels.

REASON FOR PROJECT EXEMPTION

Colleen A. Moreno, Assistant Planner

CONTACT PERSON

(559) 713-4031

AREA CODE/PHONE

June 11, 2024

DATE

**Brandon Smith, AICP
Environmental Coordinator**

RELATED PLANS AND POLICIES

Visalia Municipal Code Title 16 Subdivisions

Chapter 16.04 General Provisions

16.04.010 Authority for local regulations.

This title is enacted pursuant to the provisions of Division 2 of Title 7 of the Government Code of the State of California, referred to herein as the Subdivision Map Act. (Ord. 2017-01 (part), 2017: prior code § 9000)

16.04.020 Purpose and scope.

A. The subdivision ordinance is adopted to preserve, protect and promote the public health, safety, and general welfare. More specifically, the subdivision ordinance is adopted in order to achieve the following objectives:

1. To aid in the implementation of the general plan of the city, and elements thereof, as adopted by the City Council;
2. To provide lots of sufficient size and appropriate design for the purposes for which they are to be used;
3. To provide streets of adequate capacity for the anticipated traffic that would utilize them and to ensure that they are designed to promote a safe vehicular and pedestrian traffic circulation system;
4. To accommodate new development in a manner that will preserve and enhance the city's living environment and create new beauty through skilled subdivision design;
5. To provide for water supply, sewage disposal, storm drainage, solid waste collection and other utilities and facilities that are required by conditions of an urban environment;
6. To ensure that the costs of providing rights-of-way, street improvements, utilities and public areas and facilities needed to service new developments are borne fairly and equitably by the subdivider rather than by property owners of the city at large.

B. The subdivision ordinance is enacted for the purpose of regulating subdivision of land in accordance with the Subdivision Map Act of the state of California and any future amendments thereto and repeals all other regulations of the city in conflict with this title; provided, however, that such repeal shall not affect any agreement, contract, or bond executed pursuant to such regulations or any rights of action accruing thereunder. The regulations hereinafter in this title contained shall apply to all subdivisions and parcel maps or parts of subdivisions and parcel maps hereafter made entirely or partially within the city. The provisions of this title shall be in addition to and shall be considered as supplemental to the provisions of the Subdivision Map Act of the state of California, as now in effect or hereinafter amended. (Ord. 2017-01 (part), 2017: prior code § 9005)

16.04.030 Responsibilities.

A. City Attorney. The city attorney shall be responsible for approving as to form all subdivision improvement agreements and subdivision improvements securities.

B. City Council. The City Council shall have final jurisdiction in the approval of final maps if the acceptance of land and improvements is proposed for dedication to the city.

C. City Engineer. The city engineer or his/her designee shall be responsible for:

1. Establishing design and construction details, standards and specifications;

2. Determining if proposed subdivision improvements comply with the provisions of this title and the Subdivision Map Act and for reporting the findings together with any recommendations for approval, or conditional approval, of the tentative map to the city planner;

3. The processing and checking of final maps, parcel maps, reversion to acreage maps, amended maps, subdivision improvement plans, lot line adjustment maps, mergers and certificates of compliance;

4. The inspection and approval of subdivision improvements;

5. The approval of private improvements (improvements not to be maintained by the city).

D. Planning Commission. The Planning Commission is the designated official body charged with the duty of conducting public hearings, making investigations and reports on the design and improvement of proposed divisions of real property, the imposing of requirements or conditions thereon, and shall approve, conditionally approve or disapprove maps.

E. City Planner. The city planner shall be responsible for:

1. Investigating proposed subdivisions and parcel maps for conformity to the general plan, specific plans, and zoning ordinances of the city and reporting his finding together with recommendations for approval, conditional approval, or disapproval to the Planning Commission;

2. Examining and certifying that final maps are in substantial conformance to the approved or conditionally approved tentative map.

F. Site Plan Review Committee. The Site Plan Review Committee shall be responsible for the review of tentative parcel maps, tentative subdivision maps, vesting tentative subdivision maps, and vesting tentative parcel maps and shall provide the subdivider and the Planning Commission with the committee's comments, and requirements for conformance to city ordinances and policies.

G. Subdivider. The subdivider shall prepare maps consistent with the standards contained herein, design public improvements consistent with the public improvement standards of the city, and shall process said maps in accordance with the regulations set forth herein. (Ord. 2017-01 (part), 2017: Ord. 9605 § 32 (part), 1996: prior code § 9010)

16.04.040 Appeals.

A. The subdivider or any interested person adversely affected may, upon payment of an appeal fee as may be established by resolution of the City Council, appeal any decision, determination, or requirement of the Planning Commission by filing a notice thereof in writing with the city clerk, setting forth in detail the action and the grounds upon which the appeal is based within ten (10) days after the action that is the subject of the appeal. Such notice shall state specifically where it is claimed there was an error or abuse of discretion by the Planning Commission.

B. Upon the filing of an appeal, the City Council shall set the matter for hearing. Such hearings shall be held within thirty (30) days after the date of filing the appeal or receipt of council member request. City clerk shall give notice of the hearing according to the procedure required for the initial action by the Planning Commission, except that the timing of such notice shall be no less than ten (10) days before the hearing date.

C. In holding the hearing on the matter, the council may receive any and all information pertinent to the matter, regardless of whether such information was first presented to the Planning Commission. In the case of decisions by the Planning Commission that followed a public hearing, the City Council shall hold a new public hearing on the matter.

D. Upon the close of the hearing, the Council shall vote to either confirm the decision of the Planning Commission, overturn the decision, or confirm the decision with modifications, and the Council may continue the item to the next meeting if necessary to direct staff to prepare a conforming resolution with findings, which shall be considered by the Council at the next scheduled Council meeting. In the case of tentative maps, the Council may also take any action

identified in Section 16.16.120. Planning Commission. (Ord. 2017-01 (part), 2017: Ord. 2010-02 § 1, 2010: Ord. 2006-18 § 2 (part), 2007: prior code § 9015)

16.04.050 Exceptions.

A. Petition. The Planning Commission may authorize conditional exceptions to any of the requirements and regulations set forth in this title. Application for any such exception shall be made by a petition of the subdivider stating fully the ground of the application and the facts relied upon by the petitioner. Such petition shall be filed with the tentative map of the subdivision and shall be on a form provided by the city. The application shall be accompanied by a fee as set forth from time to time by resolution of the City Council.

B. Findings.

1. In order for the property referred to in the petition to come within the provision of this section, it shall be necessary that the Planning Commission make the following findings:

- a. That there are special circumstances and conditions affecting this property;
- b. That the exception is necessary for the preservation and enjoyment of a substantial property right of the petitioner;
- c. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the territory in which said property is situated.

2. In approving such exceptions the Planning Commission shall secure substantially the objectives of the regulations to which exceptions are requested, and shall act to protect the public health, safety, convenience and general welfare.

3. In approving any exception under the provisions of this section, the Planning Commission shall report its findings with respect thereto and all facts in connection therewith, and shall specifically and fully set forth the exception recommended and conditions designated. (Ord. 2017-01 (part), 2017: prior code § 9020)

16.04.060 Merger and reversion to acreage.

Subdivided real property may be merged or reverted to acreage pursuant to provisions of Chapter 6, Article 1 of the state Subdivision Map Act. (Ord. 2017-01 (part), 2017: prior code § 9315)

16.04.070 Certificates of compliance.

Any eligible person may apply for a certificate of compliance pursuant to the provisions of Section 66499.34 of the Government Code of the state of California. (Ord. 2017-01 (part), 2017: prior code § 9320)

16.04.080 Planned unit developments.

Where, in accordance with provisions of the zoning ordinance, a use permit has been granted authorizing a planned unit development on the land or a portion of the land proposed to be subdivided, the plan of the subdivision shall conform with the plan of the planned unit development as approved by the Planning Commission and City Council. Exceptions to the subdivision regulations that are necessary to execute the planned unit development as approved by the Planning Commission and City Council may be authorized by the Planning Commission in accordance with the provisions of Section 16.04.050. (Ord. 2017-01 (part), 2017: prior code § 9325)

16.04.085 School site dedications and reservations.

A. In considering the approval or the conditions of approval of a parcel map or subdivision map, as those terms are defined in the Subdivision Map Act, the City Council or the Planning Commission may require the reservation or dedication of school sites in a manner that is consistent with the provisions of Government Code sections 66478 and 66479, provided that the council or the commission, as the case may be, is able to determine that the conditions

enumerated in those sections, as they may from time to time be amended, are applicable to the proposed subdivision map or parcel map.

B. The planning director, in cooperation with the official designated by the Visalia Unified School District, shall develop and keep in place a policy establishing the manner in which this section shall be implemented by the City Planner and his or her designees. Such policy shall be established at the discretion of the City Planner, provided the policy is consistent with the Government Code sections 66478 and 66479. (Ord. 2017-01 (part), 2017: Ord. 2006-01 § 5, 2006)

16.04.090 Penalties.

Any person, firm, corporation, partnership, or co-partnership who willfully violates any of the provisions or fails to comply with any of the mandatory requirements of this title is guilty of a misdemeanor, pursuant to the provisions of Chapter 7, Article 1 of the Subdivision Map Act. (Ord. 2017-01 (part), 2017: prior code § 9030)

16.04.100 Ordinances repealed.

All ordinances and parts of ordinances of the city, in conflict herewith to the extent of such conflict and not further, are hereby repealed. (Ord. 2017-01 (part), 2017: prior code § 9035)
16.04.110

16.04.110 Severability.

If any section, subsection, sentence, clause or phrase of this title is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decisions shall not affect the validity of the remaining portions of this title. The City Council declares that it would have passed this title in each section, subsection, sentence, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid or unconstitutional. (Ord. 2017-01 (part), 2017: prior code § 9025)

Visalia Municipal Code Title 17 Zoning

Chapter 17.26 Planned Development

17.26.010 Purpose and intent.

The purpose and intent of the Planned Development regulations contained in this chapter is to provide for land development consisting of a related group of residential housing types or commercial uses, including but not limited to, attached or detached single-family housing, cluster housing, patio homes, town houses, apartments, condominiums or cooperatives or any combination thereof and including related open spaces and community services consisting of recreational, commercial and offices, infrastructure, maintenance and operational facilities essential to the development, all comprehensively planned. Such land development normally requires deviation from the normal zoning regulations and standards regarding lot size, yard requirements, bulk and structural coverage in an effort to maximize the benefits accruing to the citizens of Visalia. (Ord. 2017-01 (part), 2017: Ord. 9718 § 2 (part), 1997: prior code § 7410)

17.26.020 Definitions.

For the purposes of this chapter the following definitions shall apply:

"Density bonus" means dwelling unit increases based on project amenities provided as part of a planned development.

"Dwelling unit" means one or more habitable rooms, designed for or used by one family for living and sleeping purposes and having only one kitchen or kitchenette. Dwelling unit can include various types including, but not limited to, attached or detached single-family homes, cluster homes, patio homes, town houses, condominiums, apartments, or cooperatives.

"Environment, natural" means the physical condition of a proposed PD site prior to proposed development; including, but not limited to, natural features such as waterways, vegetation, topographical features, and animal life.

"Homeowner's association" means an incorporated entity formed under applicable laws and including all properties within a planned development. Such association normally maintains and administers the common open space associated with a planned development.

"Lot or parcel net area" means the land area contained within the boundary of a lot or parcel. Land within public or private streets or property held in common for a particular development amenity is not considered as "net lot area."

"Maintenance district" means an assessment district formed under applicable laws that pays for maintaining dedicated or private open space facilities.

"Neighborhood commercial center" means a convenience shopping complex providing services within a neighborhood and meeting applicable ordinance and general plan requirements.

"Open space" means the area within a planned development not occupied with structures, driveways or parking and storage areas.

"Open space, common" means the area within a planned development under the control and ownership of a homeowner's association. Common open space may include recreation facilities, access and parking, paths, and storage areas.

"Open space, usable" means the area within a planned development that is deemed suitable for use by the residents of the PD; not including parking areas, private patios, required building separations, parking and access, or storage areas.

"Parking, guest" means designated off-street parking areas within a planned development reserved for guest or visitor parking.

"Parking, required" means off-street parking areas within a planned development to be used for long-term storage of resident vehicles, recreational vehicles, boats and trailers.

"Planned development" means a development that includes a mix of land uses and that requires a deviation from normal zoning standards regarding lot size, yard requirements, bulk and structural coverage and is subject to provisions of this chapter.

"Planned residential development" means a planned development consisting of residential uses only and subject to the provisions of this chapter.

"Planned unit development" means a planned development including two, or more, of the following uses: residential, commercial, professional office, quasi-public, and industrial.

"Recreation facility" means an area within a planned development that includes recreational installations for common use. Such installations normally include such things as a swimming pool, recreation building, patio areas, tot lots, and exercise areas.

"Site area, gross" means the total horizontal area included within the property lines of a proposed planned development after dedication of required right-of-way and open space areas. (Ord. 2017-01 (part), 2017: Ord. 9718 § 2 (part), 1997: prior code § 7411)

17.26.030 Location.

A planned development may be located in residential, commercial or industrial zone upon approval of necessary permits required under this chapter. Planned residential developments and planned unit developments may be located only in appropriate zones as follows:

1. A planned residential development may be allowed in any residential zone.
2. A planned unit development with commercial/industrial uses may be located where those uses are allowed in the underlying zone. (Ord. 2017-01 (part), 2017: Ord. 9718 § 2 (part), 1997: prior code § 7412)

17.26.040 Development standards.

The following is a list of development standards considered to be necessary to achieve the purpose and intent of this chapter:

A. Site Area.

1. The minimum site area for a planned residential development shall be one acre of gross site area.
2. The minimum site area for a planned unit development with residential uses shall be ten acres.
3. The minimum site area for a planned unit development without residential uses shall be five acres.
4. The minimum site area for a planned unit development with only industrial uses shall be twenty (20) acres.
5. Parcels smaller than the minimums stated above may be considered if the planning commission finds there are unique circumstances (shape, natural features, location, etc.) that would deprive the land owner of development potential consistent with other properties classified in the same underlying zone.

B. Density. The average number of dwelling units per net area shall not exceed the maximum density prescribed by the site area regulations or the site area per dwelling in which the planned unit development is located, subject to a density bonus that may be granted by the city council upon recommendation by the planning commission. A density bonus may be granted as part of a planned development based on the following guidelines:

Percent of Net Site in Usable Open Space	Area Percent of Density Bonus
6% to 10%	6%
11% to 20%	10%
21% to 25%	16%
Over 25%	20%

C. Usable Open Space. Usable open space shall be provided for all planned developments that include residential uses, except as provided in this section. Such open space shall include a minimum of five percent of the net site area of the residential portion of a planned development. The requirement for mandatory usable open space may be waived in developments wherein the net lot area of each lot meets or exceeds minimum standard in the underlying zone classification.

D. Site Design Criteria.

1. Location of proposed uses and their relationship to each other with a planned development shall be consistent with general plan policies and ordinance requirements.
2. The natural environment of a site is to be considered as part of the design criteria. Such features as natural ponding areas, waterways, natural habitats, and mature vegetation are to be considered.
3. If a planned development is located adjacent to a major arterial street, or other existing possible land use conflict, adequate buffering shall be included in the plan.

E. Landscaping and Structural Coverage. Landscaping provided within a planned development shall conform to the general standards imposed by the underlying zone. Additional landscaping may be required as part of a planned development due to unusual circumstances.

F. Circulation.

1. Vehicle circulation shall be based on a street pattern as outlined within the circulation element of the general plan. Use of private streets and variations to normal city street standards are encouraged.
2. There shall be no direct vehicle access from individual lots onto major arterial streets.
3. Pedestrian access and bicycle paths should be incorporated within planned developments. Such paths and bikeways to be separated from vehicle streets when possible.

G. Parking.

1. Required parking shall conform with the existing parking standards required under the zoning ordinance.
2. Guest parking and storage parking shall be encouraged and may be required in planned development.
3. All parking shall be screened from adjacent public right-of-way. Such screening may include dense plantings, fences, landscaped berms, or grade separation.
4. Parking clusters shall be provided rather than large (single) parking areas.

H. Trash Enclosures.

1. Trash enclosures shall be provided as specified by the city solid waste department.
2. Such enclosures shall be screened from view from adjacent structures and roadways and be provided with solid gates. (Ord. 2017-01 (part), 2017: Ord. 9718 § 2 (part), 1997: prior code § 7413)

17.26.050 Application procedures.

The following procedures specify the process for review of a planned development.

A. Pre-Application Review. Pre-application review shall be a two-step process including a mandatory meeting with the planning department and submittal of a concept plan to the site plan review committee. Such pre-application review shall include, but is not limited to, the following elements:

1. Site area and location;
2. Land use relationships within and outside the proposed site;
3. Circulation and access;
4. Environmental features;
5. Open space and project amenities;
6. Available and needed public improvements and facilities.

B. Application Process. After completing the pre-application review process the owner, or agent, shall file an application for a planned development. Such application submittal shall be processed as a conditional use permit and shall require a site plan review permit. The city planner shall determine the extent of development detail required as part of the application submittal. Such details may include, but is not limited to, the following:

1. Legal description and boundary survey map of the exterior boundaries of land to be developed;
2. A topographic map indicating anticipated grading or fill areas, groupings of existing trees, and other natural features;
3. For residential development:
 - a. The number and type of dwelling units. This may be stated as a range of maximum and minimum number of units by type,
 - b. The approximate total population anticipated in the entire development,
 - c. The proposed standards of height, open space, structural coverage, pedestrian and traffic circulation, and density within use areas;
4. For nonresidential uses:
 - a. Types of uses proposed within the entire area,
 - b. Anticipated employment base which may be stated as a range,
 - c. Methods proposed to control possible land use conflicts and environmental impacts,
 - d. The proposed structure heights, open space buffering, circulation, and parking/loading,
 - e. Pertinent social or economic characteristics of the development such as school enrollment, residence, employment, etc.;
5. A preliminary utilities report;
6. The location, area, and type of sites proposed for open space, recreational facilities, and public facilities;
7. The anticipated timing for each phase, if any, of the development. (Ord. 2017-01 (part), 2017: Ord. 9718 § 2 (part), 1997: Ord. 9605 § 30 (part), 1996: prior code § 7414)

17.26.060 Exceptions.

Exceptions to the design criteria specified in Section 17.26.040 may be modified by the city council upon recommendation by the planning commission based on unique circumstances. Such exceptions shall be reviewed by the site plan committee for comment prior to planning commission recommendation. (Ord. 2017-01 (part), 2017: Ord. 9718 § 2 (part), 1997: prior code § 7415)

17.26.070 Amendments.

Minor amendments to an approved planned development may be granted by the planning commission upon recommendation of the site plan committee. Major amendments shall be processed as an amendment to a conditional use permit with required public hearings. Major amendments include, but are not limited to, the following:

- A. Changes in residential density;
- B. Changes in land use relationships;
- C. Changes in the location and/or scope of open space;
- D. Changes in circulation patterns;
- E. Other changes as determined by the planning commission upon request. (Ord. 2017-01 (part), 2017: Ord. 9718 § 2 (part), 1997: prior code § 7416)

17.26.080 Timing.

Once granted, a planned development approval shall be valid for a period of two years. Extensions may be granted by the planning commission for one year periods, not to exceed three such extensions. (Ord. 2017-01 (part), 2017: Ord. 9718 § 2 (part), 1997: prior code § 7417)

RESOLUTION NO. 2024-09

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING TENTATIVE PARCEL MAP NO. 2024-03, A REQUEST BY AW ENGINEERING TO SUBDIVIDE A 0.64-ACRE PARCEL INTO TWO PARCELS IN THE C-MU (MIXED USE COMMERCIAL) ZONE. THE SITE IS LOCATED AT 1950 WEST WALNUT AVENUE, AT THE NORTHEAST CORNER OF SOUTH MOONEY BOULEVARD AND WEST WALNUT AVENUE (APN: 096-291-041)

WHEREAS, Tentative Parcel Map No. 2024-03, is a request by AW Engineering to subdivide a 0.64-acre parcel into two parcels in the C-MU (Mixed Use Commercial) zone. The site is located at 1950 West Walnut Avenue, at the northwest corner of South Mooney Boulevard and West Walnut Avenue (APN: 096-291-041); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice scheduled a public hearing before said commission on June 24, 2024; and

WHEREAS, the Planning Commission of the City of Visalia finds Tentative Parcel Map No. 2024-03, as conditioned, in accordance with Section 16.28.070 of the Ordinance Code of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and,

WHEREAS, the project is considered Categorically Exempt under Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), Categorical Exemption No. 2024-06.

NOW, THEREFORE, BE IT RESOLVED, that Categorical Exemption No. 2024-06 was prepared finding the project exempt under CEQA Section 15315 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), as amended.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of Visalia makes the following specific finding based on the evidence presented:

1. That the proposed location and layout of the tentative parcel map, its improvement and design, and the conditions under which it will be maintained are consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance.
2. That the proposed tentative parcel map, its improvement and design, and the conditions under which it will be maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity, nor is it likely to cause serious public health problems. The project site is bordered by existing commercial development and the proposed development of this site is consistent with the General Plan and Zoning Ordinance.
3. That the site is physically suitable for the proposed tentative parcel map and is compatible with adjacent land uses and the proposed design of the map does not

conflict with any existing or proposed easements located on or adjacent to the subject property.

4. That the site is physically suitable for the proposed tentative parcel map and the project's use, which is consistent with the underlying Mixed Use Commercial land use designation and zone, which does not specify densities of development.
5. That the proposed tentative parcel map, design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.
6. That the project is considered Categorical Exempt under Sections 15315 and 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), Categorical Exemption No. 2024-06. Furthermore, the design of the subdivision or the proposed improvements is not likely to either cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

BE IT FURTHER RESOLVED that the Planning Commission hereby approved the parcel map on the real property herein above described in accordance with the terms of this resolution under the provision of Section 17.26 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the tentative parcel map shall be developed consistent with the comments and conditions of the Site Plan Review No. 2022-097, incorporated herein by reference.
2. That the tentative parcel map be in substantial compliance with Exhibit A.
3. That an approved refuse enclosure be built on Parcel 2 prior to the recordation of the final parcel map for Tentative Parcel Map No. 2024-03.
4. That all other federal, state and city laws, codes and ordinances be complied with.

RESOLUTION NO. 2024-10

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2024-05, A REQUEST BY AW ENGINEERING TO SUBDIVIDE A 0.64-ACRE PARCEL INTO TWO PARCELS THAT ARE LESS THAN THE MINIMUM FIVE (5) ACRE REQUIREMENT IN THE C-MU (MIXED USE COMMERCIAL) ZONE. THE SITE IS LOCATED AT 1950 WEST WALNUT AVENUE, AT THE NORTHEAST CORNER OF SOUTH MOONEY BOULEVARD AND WEST WALNUT AVENUE (APN: 096-291-041)

WHEREAS, Conditional Use Permit No. 2024-05, is a request by AW Engineering to subdivide a 0.64-acre parcel into two parcels that are less than the minimum five (5) acre requirement in the C-MU (Mixed Use Commercial) zone. The site is located at 1950 West Walnut Avenue, at the northwest corner of South Mooney Boulevard and West Walnut Avenue (APN: 096-291-041); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice scheduled a public hearing before said commission on June 24, 2024; and

WHEREAS, the Planning Commission of the City of Visalia finds Conditional Use Permit No. 2024-05, as conditioned, in accordance with Section 16.28.070 of the Ordinance Code of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and,

WHEREAS, the project is considered Categorically Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), Categorical Exemption No. 2024-06.

NOW, THEREFORE, BE IT RESOLVED, that Categorical Exemption No. 2024-06 was prepared finding the project exempt under CEQA Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), as amended.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of Visalia makes the following specific finding based on the evidence presented:

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements within the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance.
3. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity. The site is bordered by similar commercial uses.

4. The project is considered Categorical Exempt under Sections 15315 and 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), Categorical Exemption No. 2024-06.

BE IT FURTHER RESOLVED that the Planning Commission hereby approved the parcel map on the real property herein above described in accordance with the terms of this resolution under the provision of Section 17.26 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the project be developed consistent with the comments and conditions of the Site Plan Review No. 2022-097-C.
2. That the development of the newly created parcel be consistent with the General Plan and Zoning Ordinance.
3. That an approved refuse enclosure be built on Parcel 2 prior to the recordation of the final parcel map for Tentative Parcel Map No. 2024-03.
4. That all other federal, state, and city codes, ordinances and laws be met.

Operational Statement: Mooney & Walnut Lot Split

March 25, 2024

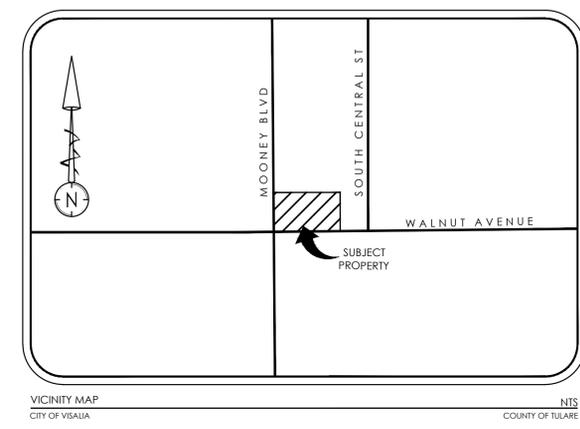
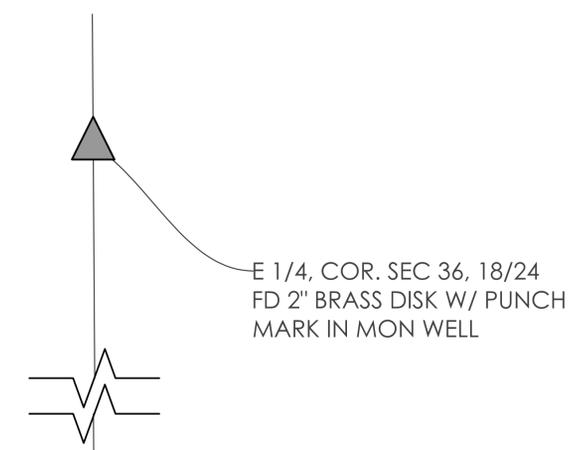
1. Nature of operation/project:
The purpose of this project is to split the parcels into two separate parcels. The purpose of this is so the current owning entity can continue to operate with the same intended purpose of being a gas station, and other options can be considered for the second parcel. The parcel may be sold as a separate piece of land.
2. What products will be produced or sold by the operation:
The operation will not sell or produce products/services. The sole intent is to have the parcels splitted.
3. Existing use of Site:
Parcel closest to Mooney Blvd currently operates as a gas station with a convenience store. The adjacent parcel currently operates as a smog inspection station with an open lot next to it. The current uses intend to remain the same under the current ownership.
4. List of Hours:
Both businesses existing on the parcels will continue to keep the same hours of operation.
5. Seasonal:
Both businesses are not seasonal.
6. Anticipated Number of Clients:
The number of clients will remain the same after the lot split is complete.
7. Number of Employees:
The number of employees will continue to remain the same after the lot split is complete. No intent to add staff.
8. Will Employee's live on Site?
Employee's will not live on site.
9. Number and type of service/delivery vehicles?
There will be no service or delivery vehicles.
10. Equipment Used:
No equipment will be used for the lot division.

11. Hazardous Materials:

No hazardous materials will be produced at this business.

The current intent of the lot division is to create flexibility when it comes to ownership/change of ownership etc.

Gurbir Gill
559-740-9065



SITE INFORMATION
 EXISTING PARCEL
 PARCEL NO. 1: APN- 096-291-023
 (AREA=27,742SF/0.636 ACRES)
 CURRENT ZONING: C-AU
 PROPOSED ZONING: SAME
 SEWAGE DISPOSAL: CITY OF VISALIA
 WATER SUPPLY: CAL WATER
 ELECTRIC: S.C.E.
 FLOOD ZONE: X

PROPOSED PARCELS
 PARCEL 1: APN- (AREA=12,859SF)
 PARCEL 2: APN- (AREA=14,879SF)

UTILITY CONTACT
 SOUTHERN CALIFORNIA EDISON-ELECTRIC
 1223 EAST MAIN
 VISALIA CA
 559-749-0534

CALIFORNIA WATER SERVICE COMPANY - WATER
 216 NORTH VALLEY OAKS DRIVE
 VISALIA CA 559-624-1600

SOUTHERN CALIFORNIA GAS COMPANY - NATURAL GAS
 404 NORTH TIPTON
 VISALIA CA 924-496-5712

CITY OF VISALIA- SANITARY SEWER AND STORM DRAINAGE
 707 WEST ACEQUIA
 VISALIA CA

FLOOD ZONE
 FLOOD ZONE "AE" PER FEMA FLOOD MAP 06107C0933E
 EFFECTIVE 6/16/2009

BASIS OF BEARINGS
 THE BASIS OF BEARINGS BEING THE EASTLINE OF SEC 1-19-24
 AS PER RECORD MAP 30 RECORDED IN BOOK 31 OF MAPS
 PAGE 30, TULARE COUNTY RECORDS.

OWNER
 MANJIT SINGH & RACHPAUL K. GILL
 5711 W CLINTON AVE
 VISALIA, CA 93291

AGENT
 AW ENGINEERING
 ALLEN WILLIAMS
 810 W ACEQUIA AVENUE
 VISALIA, CA 93291
 AWILLIAMS@AWE-INC.COM
 PHONE: (559)713-4139

LEGEND

ADA SYMBOL

PROPERTY LINE

LANDSCAPE/BUILDING SETBACK



N 1/4, COR. SEC 6, 19/25
 FD BRASS DISK FLUSH,
 STAMPED CITY OF VISALIA

AWEngineering

SITE PLAN FOR CUP



October 4, 2022

Site Plan Review No. 2022-097-B:

Pursuant to Zoning Ordinance Chapter 17.28 the Site Plan Review process has found that your application complies with the general plan, municipal code, policies, and improvement standards of the city. A copy of each Departments/Divisions comments that were discussed with you at the Site Plan Review meeting are attached to this document.

Based upon Zoning Ordinance Section 17.28.070, this is your Site Plan Review determination. However, your project requires discretionary action as stated on the attached Site Plan Review comments. You may now proceed with filing discretionary applications to the Planning Division.

This is your Site Plan Review Permit; your Site Plan Review became effective **September 7, 2022**. A site plan review permit shall lapse and become null and void one year following the date of approval unless, prior to the expiration of one year, a building permit is issued by the building official, and construction is commenced and diligently pursued toward completion.

If you have any questions regarding this action, please call the Community Development Department at (559) 713-4359.

Respectfully,

A handwritten signature in blue ink that reads "Paul Bernal". The signature is written in a cursive, flowing style.

Paul Bernal
Community Development Director
315 E. Acequia Ave.
Visalia, CA 93291

Attachment(s):

- Site Plan Review Comments



MEETING DATE September 7, 2022
 SITE PLAN NO. 2022-097 – B
 PARCEL MAP NO.
 SUBDIVISION
 LOT LINE ADJUSTMENT NO.

Enclosed for your review are the comments and decisions of the Site Plan Review committee. Please review all comments since they may impact your project.

RESUBMIT Major changes to your plans are required. Prior to accepting construction drawings for building permit, your project must return to the Site Plan Review Committee for review of the revised plans.

During site plan design/policy concerns were identified, schedule a meeting with

- Planning Engineering prior to resubmittal plans for Site Plan Review.
- Solid Waste Parks and Recreation Fire Dept.

REVISE AND PROCEED (see below)

A revised plan addressing the Committee comments and revisions must be submitted for Off-Agenda Review and approval prior to submitting for building permits or discretionary actions.

Submit plans for a building permit between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday.

Your plans must be reviewed by:

- CITY COUNCIL REDEVELOPMENT
- PLANNING COMMISSION PARK/RECREATION
- CUP/TPM
- HISTORIC PRESERVATION OTHER –

ADDITIONAL COMMENTS:

If you have any questions or comments, please call the Site Plan Review Hotline at (559) 713-4440 Site Plan Review Committee

SITE PLAN REVIEW COMMENTS

Cristobal Carrillo, Planning Division (559) 713-4443

Date: September 7, 2022

SITE PLAN NO: 2022-097 – B
PROJECT TITLE: 1950 W. Walnut Ave.
DESCRIPTION: Create two parcels (C-MU)
APPLICANT: Manjit Singh & Rachpaul K Gill
PROP. OWNER: Singh Manjit
LOCATION TITLE: 1930 S. Mooney Blvd. + 1950 W Walnut Ave.
APN TITLE: 096-291-041
GENERAL PLAN: Commercial Mixed Use
EXISTING ZONING: C-MU (Commercial Mixed-Use)

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Tentative Parcel Map
- Conditional Use Permit
- Building Permit
- Additional requirements as necessary.

PROJECT SPECIFIC INFORMATION: September 7, 2022

1. Creation of a parcel will require a Tentative Parcel Map to be filed.
2. Consequently, creation of an additional parcel measuring less than 5-acres in the C-MU zone would require the applicant to apply for a Conditional Use Permit, seeking the approval of the Planning Commission.
3. Dimension setbacks as part of the site plan for each site. Building setbacks are the following:
 - Front: 15'
 - Rear: 0'
 - Side: 0'Landscape setbacks are the following:
 - Front: 15'
 - Rear: 5'
 - Side: 5' (except where a building is located on a side property line).
4. Confirm whether the right half of Parcel 2 is still proposed to be developed. If so, the applicant shall verify that existing structures onsite shall comply with setback requirements.
5. New trash enclosure must be provided as part of each parcel.
6. Reciprocal access and parking agreement must be provided providing continued access between lots for circulation and parking.
7. A Building Permit shall be obtained for any development work onsite.

PROJECT SPECIFIC INFORMATION: June 8, 2022

1. Creation of a parcel will require a Tentative Parcel Map to be filed.
2. Consequently, creation of an additional parcel measuring less than 5-acres in the C-MU zone would require the applicant to apply for a Conditional Use Permit, seeking the approval of the Planning Commission.
3. Per VMC 17.30.015 Development standards. Site Area. The minimum parcel size varies according to the zone district in which the parcel is located. However, this title shall not preclude parcels of less than the required minimum, which exist at the time of adoption of this title, from securing site plan review permits and building permits. Parcels of less than the required minimum size may be created upon approval of an acceptable master plan by the site plan review committee.
4. Dimension setbacks as part of the site plan for each site. Building setbacks are the following:
 - Front: 15'
 - Rear: 0'
 - Side: 0'Landscape setbacks are the following:
 - Front: 15'
 - Rear: 5'
 - Side: 5' (except where a building is located on a side property line).
5. Confirm whether the right half of parcel 2 is still proposed to be developed.
6. New trash enclosure must be provided as part of each site.
7. Reciprocal access and parking agreement must be provided providing continued access between lots for circulation and parking.
8. A Building Permit shall be obtained for any development work onsite.

Note:

1. **The applicant shall contact the San Joaquin Valley Air Pollution Control District to verify whether additional permits are required through the District.**
2. **Prior to a final for the project, a signed Certificate of Compliance for the MWELO standards is required indicating that the landscaping has been installed to MWELO standards.**

Sections of the Municipal Code to review:

Title 16 Subdivisions

17.12 Single-Family Residential Zone

17.12.135 Lot area less than 5,000 square feet.

17.32.080 Maintenance of landscaped areas.

17.34 Off-street parking and loading facilities

17.34.020(A)(1) Single-family dwelling

17.36 Fences Walls and Hedges

17.36.030 Single-family residential zones

NOTE: Staff recommendations contained in this document are not to be considered support for a particular action or project unless otherwise stated in the comments. The

comments found on this document pertain to the site plan submitted for review on the above referenced date. Any changes made to the plan submitted must be submitted for additional review.



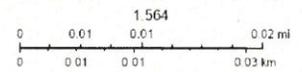
Signature

City of Visalia



1/19/2022, 10:01:06 AM

Parcels



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See web site for license constraints | Nearmap US

**SUBDIVISION & PARCEL MAP
REQUIREMENTS
ENGINEERING DIVISION**

Adrian Rubalcaba 713-4271

ITEM NO: 2 DATE: SEPTEMBER 7, 2022

**SITE PLAN NO.: 22-097 RESUBMITTAL
PROJECT TITLE: WALNUT & MOONEY PARCEL MAP
DESCRIPTION: PROPOSING TO DIVIDE 1 PARCEL INTO 2
PARCEL (CMU)
APPLICANT: JANJIT SINGH & RACHPAUL K GILL
PROP. OWNER: SINGH MANJIT
LOCATION: 1930 S MOONEY BLVD, 1950 W WALNUT AVE
APN: 096-291-041**

SITE PLAN REVIEW COMMENTS

REQUIREMENTS (Indicated by checked boxes)

Submit improvements plans detailing all proposed work; Subdivision Agreement will detail fees & bonding requirements

Bonds, certificate of insurance, cash payment of fees/inspection, and approved map & plan required prior to approval of Final Map.

The Final Map & Improvements shall conform to the Subdivision Map Act, the City's Subdivision Ordinance and Standard Improvements.

A preconstruction conference is required prior to the start of any construction.

Right-of-way dedication required. A title report is required for verification of ownership. by map by deed

City Encroachment Permit Required which shall include an approved traffic control plan.

CalTrans Encroachment Permit Required. CalTrans comments required prior to tentative parcel map approval. CalTrans contacts: David Deel (Planning) 488-4088

Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map.

Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.

Dedicate landscape lots to the City that are to be maintained by the Landscape & Lighting District.

Northeast Specific Plan Area: Application for annexation into Northeast District required 75 days prior to Final Map approval.

Written comments required from ditch company. Contacts: James Silva 747-1177 for Modoc, Persian, Watson, Oakes, Flemming, Evans Ditch and Peoples Ditches; Paul Hendrix 686-3425 for Tulare Irrigation Canal, Packwood and Cameron Creeks; Bruce George 747-5601 for Mill Creek and St. John's River.

Final Map & Improvements shall conform to the City's Waterways Policy. Access required on ditch bank, 12' minimum. Provide wide riparian dedication from top of bank.

Sanitary Sewer master plan for the entire development shall be submitted for approval prior to approval of any portion of the system. The sewer system will need to be extended to the boundaries of the development where future connection and extension is anticipated. The sewer system will need to be sized to serve any future developments that are anticipated to connect to the system.

Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades. Prepared by registered civil engineer or project architect. All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a) directed to the City's existing storm drainage system; b) directed to a permanent on-site basin; or c) directed to a temporary on-site basin is required until a connection with adequate capacity is available to the City's storm drainage system. On-site

basin: : maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance.

- Show Valley Oak trees with drip lines and adjacent grade elevations. Protect Valley Oak trees during construction in accordance with City requirements. A permit is required to remove Valley Oak trees. Contact Public Works Admin at (559)713-4428 for a Valley Oak tree evaluation or permit to remove. Valley Oak tree evaluations by a certified arborist are required to be submitted to the City in conjunction with the tentative map application. A pre-construction conference is required.
 - Show adjacent property grade elevations on improvement plans. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
 - Relocate existing utility poles and/or facilities.
 - Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding.
 - Provide "R" value tests: each at
 - Traffic indexes per city standards:
 - All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.
 - All lots shall have separate drive approaches constructed to City Standards.
 - Install street striping as required by the City Engineer.
 - Install sidewalk: ft. wide, with ft. wide parkway on
 - Cluster mailbox supports required at 1 per 2 lots, or use postal unit (contact the Postmaster at 732-8073).
 - Subject to existing Reimbursement Agreement to reimburse prior developer:
 - Abandon existing wells per City of Visalia Code. A building permit is required.
 - Remove existing irrigation lines & dispose off-site. Remove existing leach fields and septic tanks.
 - Fugitive dust will be controlled in accordance with the applicable rules of San Joaquin Valley Air District's Regulation VIII. Copies of any required permits will be provided to the City.
 - If the project requires discretionary approval from the City, it may be subject to the San Joaquin Valley Air District's Rule 9510 Indirect Source Review per the rule's applicability criteria. A copy of the approved AIA application will be provided to the City.
 - If the project meets the one acre of disturbance criteria of the State's Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is needed. A copy of the approved permit and the SWPPP will be provided to the City.
- Comply with prior comments Resubmit with additional information Redesign required

Additional Comments:

1. Proposed parcel map will need to provide easements and/or CCR's for common access, utilities, and maintenance thereof for the existing buildings.

2. Refer to City processing and filing fees for final parcel maps.

3. Parcel 2 is partially developed. Future development of vacant land on Parcel 2 would require additional improvements to Walnut Ave frontage for drive approach consolidation as it does not conform to current City arterial access standards. Conditions to this affect can be noted on the map. >> ADDED: site plan map layout provides notes on map to this affect.

4. Each parcel shall be served by separate sewer laterals. Per City records, it appears only one lateral exists to serve existing buildings which is located on Walnut, within the Parcel 1 limits. Future development of vacant land on Parcel 2 will need to install a sewer sewer lateral. Conditions to this affect can be noted on the map. >> ADDED: site plan map layout provides notes on map to this affect.

5. Development impact fees will be incurred at time of future development of Parcel 2. Conditions to this affect can be noted on the map. >> ADDED: site plan map layout provides notes to this affect.

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **22-097 RESUBMITTAL**

Date: **9/7/2022**

Summary of applicable Development Impact Fees to be collected at the time of final/parcel map recordation:

(Preliminary estimate only! Final fees will be based on approved subdivision map & improvements plans and the fee schedule in effect at the time of recordation.)

(Fee Schedule Date:**8/20/2022**)

(Project type for fee rates:**TENTATIVE PARCEL MAP**)

Existing uses may qualify for credits on Development Impact Fees.

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	**REFER TO FEE SCHEDULE
<input checked="" type="checkbox"/> Sewer Front Foot Fee	**
<input checked="" type="checkbox"/> Storm Drainage Acquisition Fee	**
<input type="checkbox"/> Park Acquisition Fee	
<input type="checkbox"/> Northeast Acquisition Fee Total Storm Drainage Block Walls Parkway Landscaping Bike Paths	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	**

Additional Development Impact Fees will be collected at the time of issuance of building permits.

City Reimbursement:

- 1.) No reimbursement shall be made except as provided in a written reimbursement agreement between the City and the developer entered into prior to commencement of construction of the subject planned facilities.
- 2.) Reimbursement is available for the development of arterial/collector streets as shown in the City's Circulation Element and funded in the City's transportation impact fee program. The developer will be reimbursed for construction costs and right of way dedications as outlined in Municipal Code Section 16.44. Reimbursement unit costs will be subject to those unit costs utilized as the basis for the transportation impact fee.
- 3.) Reimbursement is available for the construction of storm drain trunk lines and sanitary sewer trunk lines shown in the City's Storm Water Master Plan and Sanitary Sewer System Master Plan. The developer will be reimbursed for construction costs associated with the installation of these trunk lines.



Adrian Rubalcaba

City of Visalia
 Building: Site Plan
 Review Comments

TR 22091
 PARCEL MAP
 096291041

NOTE: These are general comments and DO NOT constitute a complete plan check for your specific project
 Please refer to the applicable California Code & local ordinance for additional requirements.

- A building permit will be required. **FOR BUILDING IMPROVEMENTS** For information call (559) 713-4444
- Submit 1 digital set of professionally prepared plans and 1 set of calculations. (Small Tenant Improvements)
- Submit 1 digital set of plans prepared by an architect or engineer. Must comply with 2016 California Building Cod Sec. 2308 for conventional light-frame construction or submit 1 digital set of engineered calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:**
- Meet State and Federal requirements for accessibility for persons with disabilities.
- A path of travel, parking and common area must comply with requirements for access for persons with disabilities.
- All accessible units required to be adaptable for persons with disabilities.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements at property lines. **1 HR LESS THAN 10 FEET**
- A demolition permit & deposit is required. For information call (559) 713-4444
- Obtain required permits from San Joaquin Valley Air Pollution Board. For information call (661) 392-5500
- Plans must be approved by the Tulare County Health Department. For information call (559) 624-8011
- Project is located in flood zone _____ * Hazardous materials report.
- Arrange for an on-site inspection. (Fee for inspection \$157.00) For information call (559) 713-4444
- School Development fees.
- Park Development fee \$ _____, per unit collected with building permits.
- Additional address may be required for each structure located on the site. For information call (559) 713-4320
- Acceptable as submitted
- No comments at this time

Additional comments: _____

VAL GARCIA 9/7/22
 Signature



Site Plan Comments

Visalia Fire Department
Corbin Reed, Fire Marshal
420 N. Burke
Visalia CA 93292
559-713-4272 office
prevention.division@visalia.city

Date	September 6, 2022
Item #	2
Site Plan #	22097
APN:	096291041

- The Site Plan Review comments are issued as **general overview** of your project. With further details, additional requirements will be enforced at the Plan Review stage. Please refer to the 2019 California Fire Code (CFC), 2019 California Building Codes (CBC) and City of Visalia Municipal Codes.
- This item is a **resubmittal**. Please see comments from previous submittals.

Corbin Reed
Fire Marshal

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

September 7, 2022

ITEM NO: 2 Resubmit
SITE PLAN NO: [SPR22097](#)
PROJECT TITLE: Walnut & Mooney Parcel Map
DESCRIPTION: Proposing to Divide 1 Parcel into 2 parcel. (C-MU)
APPLICANT: Janjit Singh & Rachpaul K. Gill
OWNER: SINGH MANJIT
APN: 096291041
LOCATION: 1930 S MOONEY BLVD
 1950 W WALNUT AVE

THE TRAFFIC DIVISION WILL PROHIBIT ON-STREET PARKING AS DEEMED NECESSARY

- No Comments
- See Previous Site Plan Comments
- Install Street Light(s) per City Standards at time of development.
- Install Street Name Blades at Locations at time of development.
- Install Stop Signs at **local road intersection with collector/arterial** Locations.
- Construct parking per City Standards PK-1 through PK-4 at time of development.
- Construct drive approach per City Standards at time of development.
- Traffic Impact Analysis required (CUP)
 - Provide more traffic information such as . Depending on development size, characteristics, etc., a TIA may be required.
- Additional traffic information required (Non Discretionary)
 - Trip Generation - Provide documentation as to concurrence with General Plan.
 - Site Specific - Evaluate access points and provide documentation of conformance with COV standards. If noncomplying, provide explanation.
 - Traffic Impact Fee (TIF) Program - Identify improvements needed in concurrence with TIF.

Additional Comments:

- Parcel 2 at time of development shall be restricted to one access driveway onto Walnut.
- Right in/right out only.

Leslie Blair

129 **Leslie Blair**

CITY OF VISALIA
SOLID WASTE DIVISION
336 N. BEN MADDOX
VISALIA CA. 93291
713 - 4532
COMMERCIAL BIN SERVICE

22097

September 7, 2022

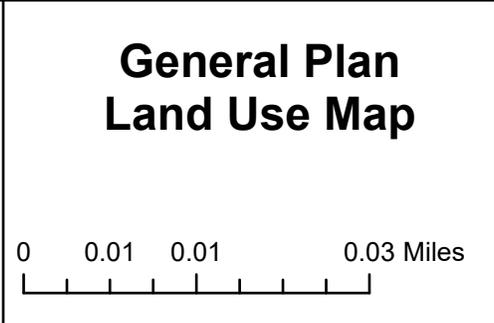
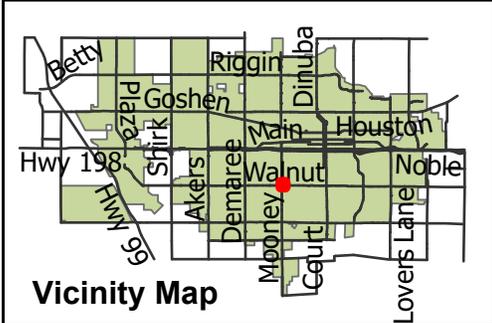
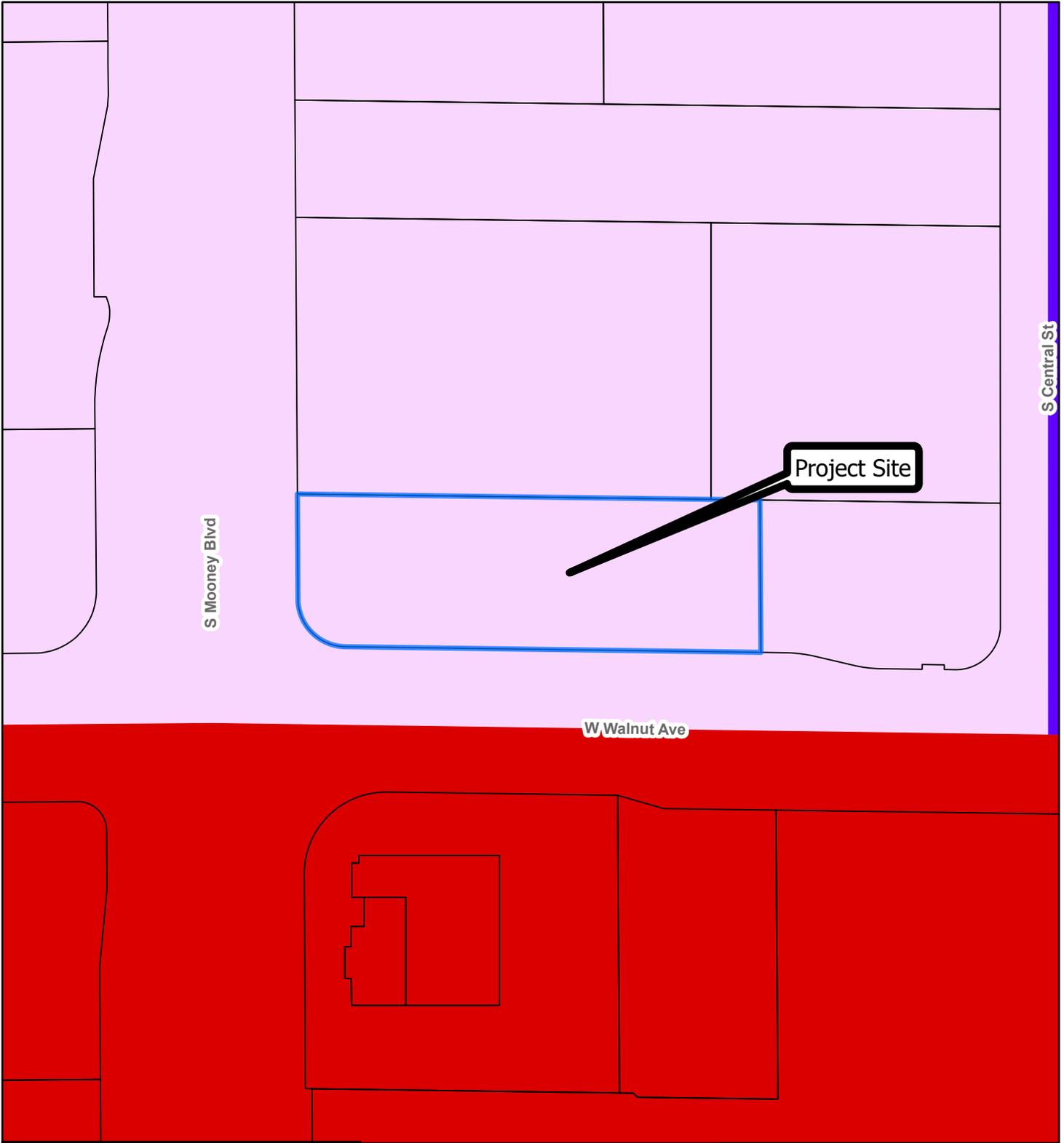
- No comments.
- See comments below
- Revisions required prior to submitting final plans. See comments below.
- Resubmittal required. See comments below.
- Customer responsible for all cardboard and other bulky recyclables to be broken down before disposing of in recycle containers
- ALL refuse enclosures must be R-3 OR R-4
- Customer must provide combination or keys for access to locked gates/bins
- Type of refuse service not indicated.
- Location of bin enclosure not acceptable. See comments below.
- Bin enclosure not to city standards double.
- Inadequate number of bins to provide sufficient service. See comments below.
- Drive approach too narrow for refuse trucks access. See comments below.
- Area not adequate for allowing refuse truck turning radius of : Commercial 50 ft. outside 36 ft. inside; Residential 35 ft. outside, 20 ft. inside.
- Paved areas should be engineered to withstand a 55,000 lb. refuse truck.
- Bin enclosure gates are required
- Hammerhead turnaround must be built per city standards.
- Cul - de - sac must be built per city standards.
- Bin enclosures are for city refuse containers only. Grease drums or any other items are not allowed to be stored inside bin enclosures.
- Area in front of refuse enclosure must be marked off indicating no parking
- Enclosure will have to be designed and located for a STAB service (DIRECT ACCESS) with no less than 38' clear space in front of the bin, included the front concrete pad.
- Customer will be required to roll container out to curb for service.
- Must be a concrete slab in front of enclosure as per city standards, the width of the enclosure by ten(10) feet, minimum of six(6) inches in depth.
- Roll off compactor's must have a clearance of 3 feet from any wall on both sides and there must be a minimum of 53 feet clearance in front of the compactor to allow the truck enough room to provide service.

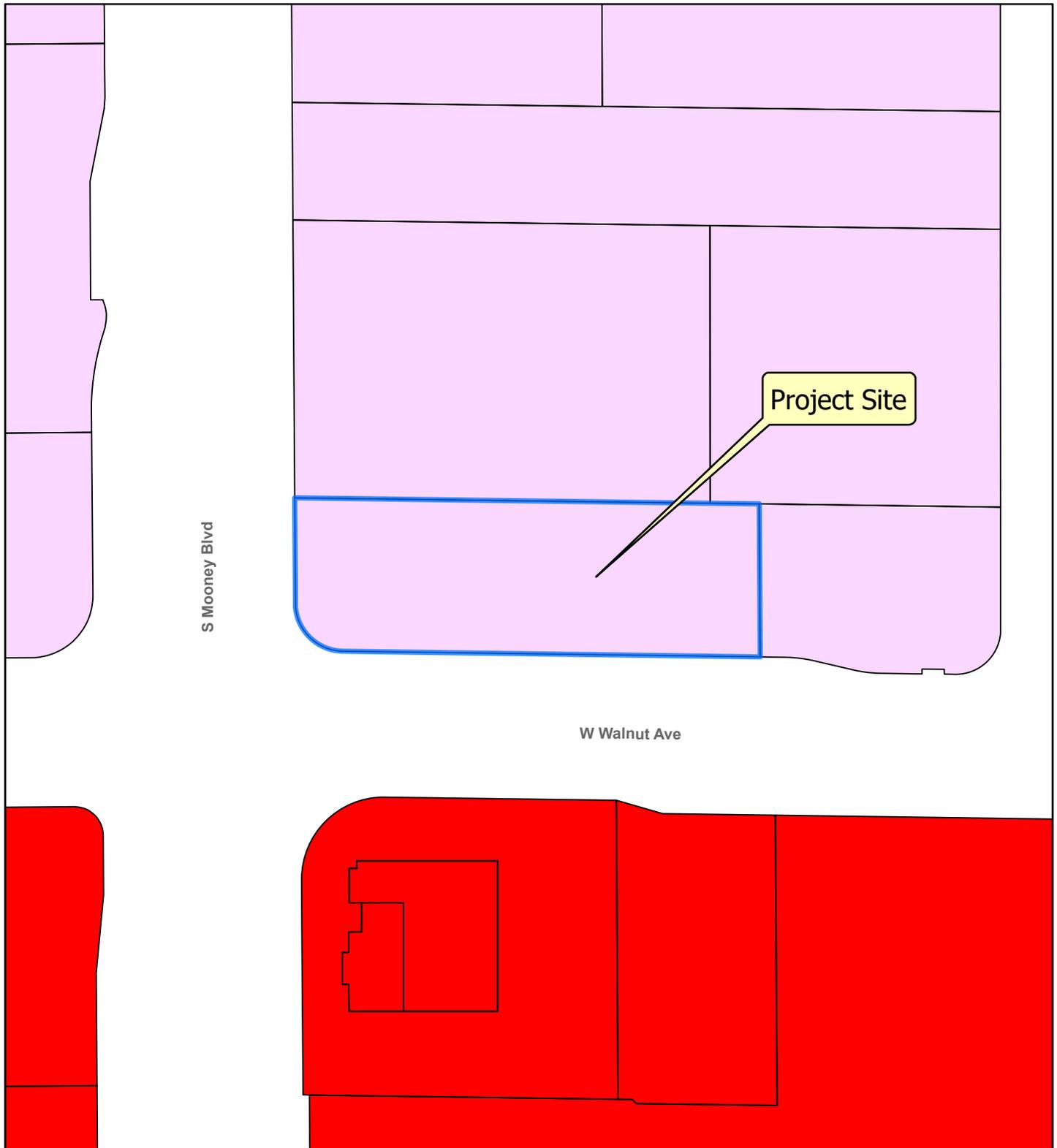
City ordinance 8.28.120-130 (effective 07/19/18) requires contractor to contract with City for removal of construction debris unless transported in equipment owned by contractor or unless contracting with a franchise permittee for removal of debris utilizing roll-off boxes.

Comment Solid Waste has no comments regarding the parcel split however the customer should be aware that the current solid waste services are shared between the two business currently on the single parcel. Once the parcel split is complete the customer will identify placement a city standard (R3/R4) double enclosure, set for STAB load collections at Parcel 2.

Jason Serpa, Solid Waste Manager, 559-713-4533
Edward Zuniga, Solid Waste Supervisor, 559-713-4338

Nathan Garza, Solid Waste, 559-713-4532

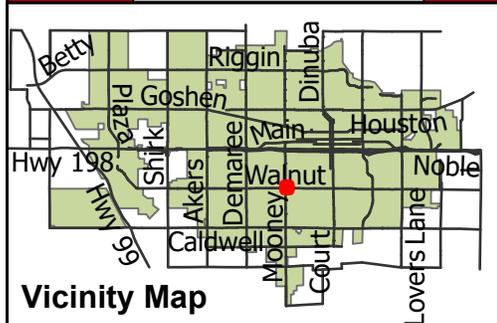





S Mooney Blvd

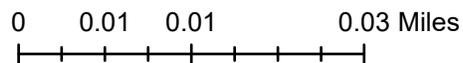
Project Site

W Walnut Ave



Vicinity Map

Zoning Map



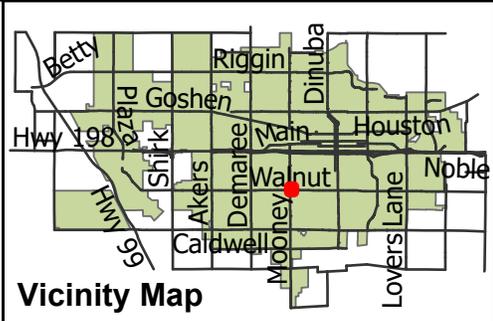
- C-R Regional Commercial
- C-MU Mixed Use Commercial



Project Site

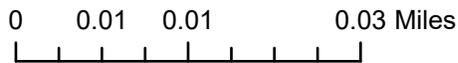
S Mooney Blvd

W Walnut Ave



Vicinity Map

Aerial Map

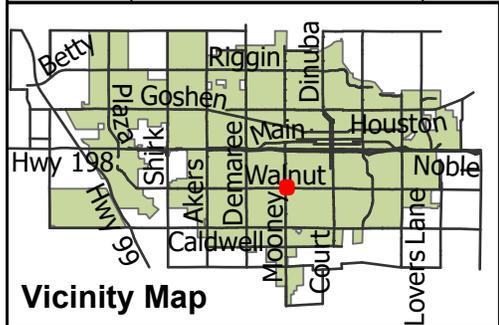




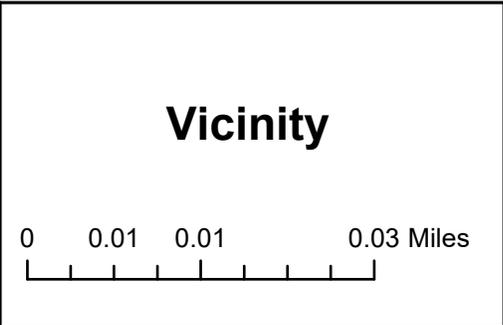
S Mooney Blvd

Project Site

W Walnut Ave



Vicinity Map



Vicinity

0 0.01 0.01 0.03 Miles





REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: June 24, 2024

PROJECT PLANNER: Colleen A Moreno, Assistant Planner
Phone No.: (559) 713-4039
E-mail: colleen.moreno@visalia.city

SUBJECT: **Revocation of Conditional Use Permit No. 2017-38:** A request by the City of Visalia, pursuant to Municipal Code section 17.38.040, to revoke Conditional Use Permit No. 2017-38, which allows the operation of a massage therapy business at 332 West Houston Avenue, located in the O-PA (Professional / Administrative Office) zone (APN: 091-151-025).

STAFF RECOMMENDATION

Staff recommends revoking Conditional Use Permit No. 2017-38. Staff's recommendation is based on the conclusion that the owner/operator has failed to comply with the terms and conditions of the Conditional Use Permit and the Visalia Municipal Code.

RECOMMENDED MOTION

I move to approve revocation of Conditional Use Permit No. 2017-38 based on the findings and conditions in Resolution No. 2024-35.

BACKGROUND

The request to revoke Conditional Use Permit (CUP) No. 2017-38 is in response to violations of the terms and conditions of the conditional use permit and Municipal Code provisions for the massage therapy establishment located at 332 West Houston Avenue. On May 10, 2024, A Notice of Conditional Use Permit Suspension letter was sent by certified mail to both the property owner and business operator informing them that the conditional use permit was being suspended and a public hearing was being set to determine if the conditional use permit should be revoked. A copy of that letter is provided as Attachment "A" to this staff report.

On May 8, 2024, Code Enforcement Officers with the Neighborhood Preservation Division were contacted by the Visalia Police Department to conduct an inspection of the massage establishment located at 332 West Houston Avenue due to an undercover officer being solicited for sex by the sole employee of the massage establishment during business hours, which is in violation of the conditions of the project approval for the CUP and Municipal Code Title 5, Chapter 5.68, Section 5.68.090 "Prohibited Conduct". As a result of this violation, the business was posted with a Cease and Desist order which was posted on the business door. The business was ordered to cease operations until it came into compliance with applicable legal requirements. A copy of the Cease and Desist is provided as Attachment "B".

Pursuant to Section 17.38.040 of the Zoning Ordinance, violation of any applicable provisions of this title, or, if granted subject to a condition or conditions, upon failure to comply with the condition or conditions, a conditional use permit shall be suspended automatically. The Planning Commission shall hold a public hearing within sixty (60) days, in accordance with the procedure prescribed in Section 17.38.080, and if not satisfied that the regulation, general provision or condition is being complied with, may revoke the permit or take such action as may be necessary to ensure compliance with the regulation, general provision or condition. Appeals of the decision of the Planning Commission may be made to the City Council as provided in Section 17.38.120 of the Zoning Ordinance. Please note, pursuant to Section 17.38.050, following the revocation of a conditional use permit, no application for a conditional use permit for the same or substantially the same conditional use permit on the same or

substantially the same site shall be filed within one (1) year from the date of the revocation of the permit unless such denial was a denial without prejudice by the planning commission or city council.

BACKGROUND INFORMATION

General Plan Land Use Designation:	Office
Zoning:	O-PA (Administrative Professional / Office)
Surrounding Zoning and Land Use:	North: R-1-5 (Single-Family Residential) / Johnson Tract
	South: R-1-5 (Single-Family Residential) and C-MU (Commercial Mixed Use) / Residential uses
	East: O-PA / Residential home
	West: O-PA / Commercial uses and multi-family homes

RELATED PROJECT

On January 22, 2018, Conditional Use Permit No. 2017-38 was approved allowing massage therapist business to operate in an existing 753 square foot tenant space in the O-PA (Administrative Professional / Office) zone. A copy of the staff report and resolution is attached to this report as Attachment "C".

REVOCATION REQUEST

Staff recommends the revocation of Conditional Use Permit No. 2017-38 based on the operator/owner failure to comply with the terms and conditions of the conditional use permit and the Visalia Municipal Code. Upon issuing the Cease and Desist order, staff conducted a review of the Conditional Use Permit (CUP) and site address and noted several violations which are noted in Attachment "A" as follows:

1. Case No. CE190446: The massage establishment owner or employee were living in the commercial suite where the massage establishment is located. The commercial suite is not intended for human habitation and does not meet the housing requirements.
2. Case No. CE200148: Inspections of the massage establishment found that no employees present onsite had a Business Tax Certificates, nor did any employees on site have a valid California Massage Therapy Council certification.
3. Case No. CE24750: Cease and Desist Order issued on May 8, 2024, as the result of an employee of the Osaka Spa Massage business solicited an undercover law enforcement officer for sex during business hours. In addition, an inspection of the premises by code enforcement staff showed the windows and door coverings of the business violated Ordinance No. 2024-05 and the business had an unauthorized illuminated sign.

It should be noted that the notices of these violations were sent to both the current business owner (as noted in this report the ownership of the massage establishment has changed since the CUP was issued) and the property owner in each instance.

As provided in the Urgency Ordinance City Council staff report, an article published in the Human Trafficking Institute website identifies that *illicit massage businesses thrive largely with impunity because these operators exploit vulnerabilities in regulatory framework and lack of enforcement oversight*¹. There is evidence to support that some massage establishments serve as fronts for prostitution or human sex trafficking and the potential for crime and unsafe activity at these establishments is particularly concerning given that some of these establishments are located within close proximity to places where families congregate, such as restaurants and shopping center areas or in this case, a dance studio for children.

¹[Illicit Massage Businesses: The Pervasive, Insidious Form of Trafficking Happening Across the United States - Human Trafficking Institute](#)

The City Council adopted the urgency ordinance to further ensure the City of Visalia properly regulates massage establishments in compliance with adopted state statutes, while also imposing reasonable conditions on the operation of massage establishments, in the interim, until more specific regulatory changes to the Visalia Municipal Code are further considered. These efforts, along with the existing Municipal Code requirements, are intended to avoid the potential threat this type of establishment may have if massage businesses operate in a manner that result in negative impacts to the public's peace, health, safety, and welfare. In addition to adopting these measures, the City Council expressed zero tolerance for businesses caught operating in a manner resulting in illicit and/or nuisance activities.

As noted above, the massage establishments at this location have demonstrated a pattern of operating in a manner of non-compliance with both state and local codes and regulations and conditions adopted for the CUP resulting in the massage establishment being a threat to the public health, safety, or welfare of the surrounding residential and commercial areas. Based on the holder of the CUP consistently failing to comply with adopted regulations and allowing multiple non-compliant massage establishments on the site, staff is requesting the Planning Commission revoke CUP No. 2017-38 due to the owner/operator failing to comply with the conditions adopted for this CUP and for violating Municipal Code requirements for massage establishments.

The subject property is an office development consisting of three separate units, a beauty salon and a legal services office. There are no other CUPs on the property. A review of this property shows that only the massage establishment has been cited for code enforcement violations. City staff would consider a massage establishment to present different property management issues compared to other types of professional/administrative office uses. The CUP requires that massage establishments comply with applicable laws and regulations, while failure to comply with these rules can result in fines/penalties to the massage establishment operator and potentially the property owner, the property owner, as the holder of the CUP, is also responsible to make sure that the requirements of the CUP are met in order to continue holding the CUP. City staff is recommending the CUP be revoked based on the history of code violations, and the types of code violations that have occurred. As noted above, persons living in the commercial unit is a serious violation, as is allowing unlicensed/unpermitted employees, and while the recent alleged criminal matters have not been fully resolved, the police department did make an arrest for solicitation. The history of allowing persons to live on-site and allowing unlicensed/unpermitted employees shows issues with the oversight of the property and lack of oversight has been linked with criminal enterprises. The massage establishment owner appears to have difficulty enforcing the CUP requirements and City staff therefore recommend the CUP be revoked.

Massage Establishment Business Owners

The massage establishment located at 332 West Houston Avenue has changed business owners twice (2) since the conditional use permit was approved. The initial applicant for Conditional Use Permit No. 2017-38 opened a business tax certificate on December 1, 2017, and it was closed on July 15, 2019. Subsequently, the second Change in Ownership Business Tax Certificate was opened on July 15, 2019.

However, the owner of the property has remained consistent. Please note all code enforcement actions are sent to the property owner when dealing with issues related to the site.

Property History

Staff researched to see if there are any other conditionally permitted uses located at 332 West Houston Avenue and found no other conditionally permitted uses operating at this location. In addition, staff researched if other code violations have been issued against this property and found none.

Current City of Visalia Regulations

The City of Visalia Municipal Code Title 5 Business Regulations Section 5.68 “Massage Establishments” confirms permitting standards intended to comply with California law and establish health and safety guidelines for massage establishments. In addition, the recent adoption of Ordinance No. 2024-05 expands on the provisions of Title 5 and Title 17 (Zoning). A copy of Section 5.68 and Ordinance No. 2024-05 are attached to this report as Attachment “D”.

RECOMMENDED FINDINGS

1. That the massage establishment is in violation of the existing Conditional Use Permit No. 2017-38, title 5 Business Regulations Section 5.68 “Massage Establishments” of the Visalia Municipal Code, and state and local regulations.
2. That continuing to allow a massage establishment under the current Conditional Use Permit may have a negative impact on surrounding businesses and neighborhood due to the repeated failures of massage establishments at this location to meet applicable requirements.
3. That the Notice of Conditional Use Permit Suspension was issued by the City of Visalia on May 10, 2024, pursuant to Section 17.38.040 of the Zoning Ordinance.

APPEAL INFORMATION

According to the City of Visalia Zoning Ordinance Section 17.02.145, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal with applicable fees shall be in writing and shall be filed with the City Clerk at 220 North Santa Fe Street, Visalia California. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city’s website www.visalia.city or from the City Clerk.

Attachments:

- Resolution No. 2024-35
- Attachment “A” – Notice of Conditional Use Permit Suspension letter
- Attachment “B” – Cease and Desist
- Attachment “C” – Conditional Use Permit No. 2017-38 Staff Report
- Attachment “D” – Section 5.68, Ordinance No. 2024-05, and Conditional Use Permit Section
- Aerial Map
- Location Map

Related Plans & Policies

Conditional Use Permits (Section 17.38)

17.38.010 Purposes and powers

In certain zones conditional uses are permitted subject to the granting of a conditional use permit. Because of their unusual characteristics, conditional uses require special consideration so that they may be located properly with respect to the objectives of the zoning ordinance and with respect to their effects on surrounding properties. In order to achieve these purposes and thus give the zone use regulations the flexibility necessary to achieve the objectives of this title, the planning commission is empowered to grant or deny applications for conditional use permits and to impose reasonable conditions upon the granting of such permits.

17.38.020 Application procedures

- A. Application for a conditional use permit shall be made to the planning commission on a form prescribed by the commission which shall include the following data:
1. Name and address of the applicant;
 2. Statement that the applicant is the owner of the property or is the authorized agent of the owner;
 3. Address and legal description of the property;
 4. The application shall be accompanied by such sketches or drawings as may be necessary by the planning division to clearly show the applicant's proposal;
 5. The purposes of the conditional use permit and the general description of the use proposed;
 6. Additional information as required by the historic preservation advisory committee.
 7. Additional technical studies or reports, as required by the Site Plan Review Committee.
 8. A traffic study or analysis prepared by a certified traffic engineer, as required by the Site Plan Review Committee or Traffic Engineer, that identifies traffic service levels of surrounding arterials, collectors, access roads, and regionally significant roadways impacted by the project and any required improvements to be included as a condition or mitigation measure of the project in order to maintain the required services levels identified in the General Plan Circulation Element.
- B. The application shall be accompanied by a fee set by resolution of the city council sufficient to cover the cost of handling the application.

17.38.030 Lapse of conditional use permit

A conditional use permit shall lapse and shall become void twenty-four (24) months after the date on which it became effective, unless the conditions of the permit allowed a shorter or greater time limit, or unless prior to the expiration of twenty-four (24) months a building permit is issued by the city and construction is commenced and diligently pursued toward completion on the site which was the subject of the permit. A permit may be renewed for an additional period of one year; provided, that prior to the expiration of twenty-four (24) months from the date the permit originally became effective, an application for renewal is filed with the planning commission. The commission may grant or deny an application for renewal of a conditional use permit. In the case of a planned residential development, the recording of a final map and improvements thereto shall be deemed the same as a building permit in relation to this section.

17.38.040 Revocation

Upon violation of any applicable provision of this title, or, if granted subject to a condition or conditions, upon failure to comply with the condition or conditions, a conditional use permit shall be suspended automatically. The planning commission shall hold a public hearing within sixty (60) days, in accordance with the procedure prescribed in Section 17.38.080, and if not satisfied that the regulation, general provision or condition is being complied with, may revoke the permit or take such action as may be necessary to insure compliance with the regulation, general provision or condition. Appeals of the decision of the planning commission may be made to the city council as provided in Section 17.38.120.

17.38.050 New application

Following the denial of a conditional use permit application or the revocation of a conditional use permit, no application for a conditional use permit for the same or substantially the same conditional use on the same or substantially the same site shall be filed within one year from the date of denial or revocation of the permit unless such denial was a denial without prejudice by the planning commission or city council.

17.38.060 Conditional use permit to run with the land

A conditional use permit granted pursuant to the provisions of this chapter shall run with the land and shall continue to be valid upon a change of ownership of the site or structure which was the subject of the permit application subject to the provisions of Section 17.38.065.

17.38.065 Abandonment of conditional use permit

If the use for which a conditional use permit was approved is discontinued for a period of one hundred eighty (180) days, the use shall be considered abandoned and any future use of the site as a conditional use will require the approval of a new conditional use permit.

17.38.070 Temporary uses or structures

- A. Conditional use permits for temporary uses or structures may be processed as administrative matters by the city planner and/or planning division staff. However, the city planner may, at his/her discretion, refer such application to the planning commission for consideration.
- B. The city planner and/or planning division staff is authorized to review applications and to issue such temporary permits, subject to the following conditions:
 - 1. Conditional use permits granted pursuant to this section shall be for a fixed period not to exceed thirty (30) days for each temporary use not occupying a structure, including promotional enterprises, or six months for all other uses or structures.
 - 2. Ingress and egress shall be limited to that designated by the planning division. Appropriate directional signing, barricades, fences or landscaping shall be provided where required. A security officer may be required for promotional events.
 - 3. Off-street parking facilities shall be provided on the site of each temporary use as prescribed in Section 17.34.020.
 - 4. Upon termination of the temporary permit, or abandonment of the site, the applicant shall remove all materials and equipment and restore the premises to their original condition.
 - 5. Opening and closing times for promotional enterprises shall coincide with the hours of operation of the sponsoring commercial establishment. Reasonable time limits for other uses may be set by the city planner and planning division staff.
 - 6. Applicants for a temporary conditional use permit shall have all applicable licenses and permits prior to issuance of a conditional use permit.
 - 7. Signing for temporary uses shall be subject to the approval of the city planner.
 - 8. Notwithstanding underlying zoning, temporary conditional use permits may be granted for fruit and vegetable stands on properties primarily within undeveloped agricultural areas. In reviewing applications for such stands, issues of traffic safety and land use compatibility shall be evaluated and mitigation measures and conditions may be imposed to ensure that the stands are built and are operated consistent with appropriate construction standards, vehicular access and off-street parking. All fruits and vegetables sold at such stands shall be grown by the owner/operator or purchased by said party directly from a grower/farmer.
 - 9. Fruit/Vegetable stands shall be subject to site plan review.
- C. The City Planner shall deny a temporary use permit if findings cannot be made, or conditions exist that would be injurious to existing site, improvements, land uses, surrounding development or would be detrimental to the surrounding area.
- D. The applicant or any interested person may appeal a decision of temporary use permit to the planning commission, setting forth the reason for such appeal to the commission. Such appeal shall be filed with

the city planner in writing with applicable fees, within ten (10) days after notification of such decision. The appeal shall be placed on the agenda of the commission's next regular meeting. If the appeal is filed within five (5) days of the next regular meeting of the commission, the appeal shall be placed on the agenda of the commission's second regular meeting following the filing of the appeal. The commission shall review the temporary use permit and shall uphold or revise the decision of the temporary use permit, based on the findings set forth in Section 17.38.110. The decision of the commission shall be final unless appealed to the council pursuant to Section 17.02.145.

- E. A privately owned parcel may be granted up to six (6) temporary use permits per calendar year.

17.38.080 Public hearing--Notice

- A. The planning commission shall hold at least one public hearing on each application for a conditional use permit.
- B. Notice of the public hearing shall be given not less than ten days nor more than thirty (30) days prior to the date of the hearing by mailing a notice of the time and place of the hearing to property owners within three hundred (300) feet of the boundaries of the area occupied or to be occupied by the use which is the subject of the hearing, and by publication in a newspaper of general circulation within the city.

17.38.090 Investigation and report

The planning staff shall make an investigation of the application and shall prepare a report thereon which shall be submitted to the planning commission.

17.38.100 Public hearing--Procedure

At the public hearing the planning commission shall review the application and the statement and drawing submitted therewith and shall receive pertinent evidence concerning the proposed use and the proposed conditions under which it would be operated or maintained, particularly with respect to the findings prescribed in Section 17.38.110. The planning commission may continue a public hearing from time to time as it deems necessary.

17.38.110 Action by planning commission

- A. The planning commission may grant an application for a conditional use permit as requested or in modified form, if, on the basis of the application and the evidence submitted, the commission makes the following findings:
 - 1. That the proposed location of the conditional use is in accordance with the objectives of the zoning ordinance and the purposes of the zone in which the site is located;
 - 2. That the proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.
- B. A conditional use permit may be revocable, may be granted for a limited time period, or may be granted subject to such conditions as the commission may prescribe. The commission may grant conditional approval for a permit subject to the effective date of a change of zone or other ordinance amendment.
- C. The commission may deny an application for a conditional use permit. (Prior code § 7536)

17.38.120 Appeal to city council

The decision of the City planning commission on a conditional use permit shall be subject to the appeal provisions of Section 17.02.145.

17.38.130 Effective date of conditional use permit

A conditional use permit shall become effective immediately when granted or affirmed by the council, or ten days following the granting of the conditional use permit by the planning commission if no appeal has been filed.

RESOLUTION NO. 2024-35

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING A REQUEST BY THIS CITY OF VISALIA, PURSUANT TO MUNICIPAL CODE SECTION 17.38.040, TO REVOKE CONDITIONAL USE PERMIT NO. 2017-38, WHICH ALLOWED THE OPERATION OF A MASSAGE THERAPY BUSINESS LOCATED AT 332 WEST HOUSTON AVENUE, LOCATED IN THE O-PA (PROFESSIONAL / ADMINISTRATIVE OFFICE) ZONE (APN:091-151-025).

WHEREAS, Conditional Use Permit No. 2017-38 was a request to allow massage therapy establishment in the Professional Administrative Office (O-PA) zone located at 332 West Houston Avenue; and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice, did hold a public hearing before said Commission on January 22, 2018, and found the Conditional Use Permit No. 2017-38, as conditioned, to be in accordance with Chapter 17.38.110 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

WHEREAS, on May 8, 2024, the Neighborhood Preservation Division was contacted by the Visalia Police Department to conduct an inspection of the massage therapy establishment located at 332 West Houston Avenue due to illicit activity, specifically an undercover police officer was solicited for sex by an employee at the massage establishment, and upon inspection of the business additional violations of the Visalia Municipal Code Chapter 5.68 were found, a Cease and Desist order was issued and posted on the business door and the business was ordered to cease operations until further notice; and

WHEREAS, a review of the massage establishment was conducted by City staff after the Cease and Desist Order was issued, which found other code violations had occurred on the site, in 2019 persons were found to be living in the commercial suite, which violates health and safety codes for building occupancy, and in 2020 inspections found that no employees present were working with the required business certifications, which violated requirements of Visalia Municipal Code Chapter 5.68; and

WHEREAS, notices of these past violations were sent to the business operator and property owner;

WHEREAS, based on the history of violations on the site, on May 10, 2024, a Notice of Conditional Use Permit Suspension letter, pursuant to Section 17.38.040 of the Zoning Ordinance, was sent by certified mail to both the property owner and business operator informing them that the conditional use permit is being suspended and a public hearing was being set to determine if the conditional use permit should be revoked; and

WHEREAS, in violation of the Cease and Desist Order the business was reopened and was subsequently closed and locked by the Neighborhood Preservation Department; and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice, did hold a public hearing before said Commission on June 24, 2024; and

WHEREAS, the Planning Commission of the City of Visalia has considered the request for revocation of the Conditional Use Permit in accordance with Sections 17.38.040, 17.38.080, 17.38.090, 17.38.100 and 17.38.110 of the Zoning Ordinance of the City of Visalia; and

WHEREAS, the Planning Commission of the City of Visalia finds the owner/operator of said massage therapy establishment to be in violation of the terms and conditions of approval of the Conditional Use Permit based on the evidence contained in the staff report and testimony presented at the public hearing.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Visalia makes the following specific findings based on the evidence presented:

1. That the massage establishment has on multiple occasions been in violation of state and local law which does not meet the required terms and conditions of Conditional Use Permit No. 2017-38.
2. That continuing to allow a massage establishment under the current Conditional Use Permit may have a negative impact on the surrounding businesses and neighborhood due to the repeated failures of massage establishments at this location to meet applicable requirements.
3. That the Notice of Conditional Use Permit Suspension was issued by the City of Visalia on May 10, 2024, pursuant to Section 17.38.040 of the Zoning Ordinance.

BE IT FURTHER RESOLVED that the Planning Commission hereby approves the revocation of Conditional Use Permit No. 2017-38 on the real property here described in accordance with the terms of this resolution under the provisions of Section 17.38.110 of the Ordinance Code of the City of Visalia.



Notice of Conditional Use Permit Suspension

May 10, 2024

Zhi Bin Liu
Osaka Spa
1924 Alexander Avenue
Tulare CA 93274

Case Number: CE240750
Conditional Use Permit No.: 2017-38
RE: Osaka SPA, 332 W. Houston Ave. Visalia, CA 93291

The subject property was issued Conditional Use Permit No. 2017-38, which allows a massage establishment on the site. This letter is to inform you that the Conditional Use Permit is being suspended by the City of Visalia due to the numerous code violations by the massage establishment on the site. A public hearing by the Visalia Planning Commission will be set within the next sixty days to determine if this Conditional Use Permit should be permanently revoked or if the suspension should be lifted and the business allowed to resume under the prior conditions or with additional conditions.

On May 8, 2024, the Visalia Police Department contacted the Neighborhood Preservation Division to conduct an inspection of the property located at 332 West Houston Avenue (APN: 091-151-025) after the sole employee of the Osaka Spa Massage business located at the above noted address solicited an undercover law enforcement officer for sex during business hours. The employee was arrested and charged with solicitation. As a result of this criminal violation, and pursuant to Visalia Municipal Code section 5.04.130 Code Enforcement issued and posted a Cease and Desist Order, informing the business owner that the City was ordering the business to cease operations until it came into compliance with applicable legal requirements. A copy of the Cease and Desist order is enclosed with this letter.

City staff reviewed the Conditional Use Permit (i.e., Conditional Use Permit No. 2017-38) that was approved allowing massage establishments to operate at the above noted location along with the site address. This review identified a history of violations at this site:

1. 2019 - Case# CE190446: The massage establishment owner or employee were living in the commercial suite where the massage establishment is located. The commercial suite is not intended for human habitation and does not meet housing requirements, meaning the owner or employee were living in substandard housing. In addition, construction work had been done on the site without permits. These were violations of the Conditional Use Permit (Visalia Municipal Code Chapter 17.38), Visalia Municipal Code (Section 5.68.060), California Health & Safety Code 17920.3, and California Building Code section 105.1.
2. 2020 - Case# CE200148: Inspection of the massage establishment found that no employees present on-site had a Business Tax Certificates, nor did any employees on site have a valid California Massage Therapy Council certification. These are violations of the Conditional Use Permit (Visalia Municipal Code Chapter 17.38) and the following Visalia Municipal Codes, Section: 5.04, and 5.68.040.
3. 2024 - Case#: CE24750 – The matter cited above that is also the subject of the Cease and Desist Order. On May 8, 2024, the Visalia Police Department contacted the Neighborhood Preservation Division to conduct an inspection of the property located at 332 West Houston Avenue (APN: 091-151-025) after an employee of the Osaka Spa Massage business located at the above noted address solicited an undercover law enforcement officer for sex during business hours. In addition, an inspection of the premises by code enforcement staff showed the windows and door coverings of the business violated Ordinance 2024-05, and the business had an unauthorized illuminated sign. These are violations of the Conditional Use Permit (Visalia Municipal Code Chapter 17.38) and the Visalia Municipal Code Ordinance 2024-05.

Due to continual violations of the Visalia Municipal Code at this massage establishment you are hereby issued this Notice of Conditional Use Permit Suspension. The Conditional Use Permit is hereby suspended, and massage establishments are not permitted to operate on this site unless the Conditional Use Permit is reestablished by the Visalia Planning Commission or the Visalia City Council. This suspension is effective as of the date of this letter and is issued pursuant to Section 17.38.040 of the Visalia Municipal Code which states:

Upon violation of any applicable provision of this title, or, if granted subject to a condition or conditions, upon failure to comply with the condition or conditions, a conditional use permit shall be suspended automatically. The planning commission shall hold a public hearing within sixty (60) days, in accordance with the procedure prescribed in Section 17.38.080, and if not satisfied that the regulation, general provision or condition is being complied with, may revoke the permit or take such action as may be necessary to ensure compliance with the regulation, general provision or condition. Appeals of the decision of the planning commission may be made to the city council as provided in Section 17.38.120. (Ord. 2017-01 (part), 2017: prior code § 7528)

Notice of Suspension
May 10, 2024

A copy of Section 17.38.120 is also enclosed with this letter. A public hearing by the planning commission shall be held within the next sixty days. Notice of the public hearing shall be mailed to you, the current business owner, all property owners within three hundred feet of the subject property and published at least ten days in advance of the hearing.

Please be aware that any further violation of the provisions shall be punishable as a misdemeanor. Pursuant to Visalia Municipal Code Section 1.12.010 no person shall violate any provision of this code or fail to comply with the mandatory requirements of the ordinances of the City. Any person convicted of a misdemeanor shall be punished by a fine not to exceed \$1,000.00 or by imprisonment in County Jail not to exceed 6 months or by both such fine and imprisonment.

Sincerely,


Martha Zavala
Code Enforcement Officer
(559) 713-4194
martha.zavala@visalia.city

Enclosures:

1. Copy of Cease and Desist
2. Sections 17.02.145 and 17.38.110 of the Visalia Municipal Code

Cc: Leslie Caviglia, City Manager
John Lollis, Assistant City Manager
Ken Richardson, City Attorney
James Koontz, Assistant City Attorney
Paul Bernal, Planning and Community Preservation Director
Tracy Robertshaw, Neighborhood Preservation Manager

17.02.145 Appeal to city council

Where the planning commission is authorized to make any decision pursuant to the provisions of Title 17 of the Visalia Municipal Code and that decision is to be subject to appeal to the city council, the following procedure shall apply.

- A. The subdivider or any interested person adversely affected may, upon payment of an appeal fee as may be established by resolution of the Council, appeal any decision, determination or requirement of the planning commission by filing a notice thereof in writing with the city clerk, setting forth in detail the action and the grounds upon which the appeal is based within ten (10) days after the action that is the subject of the appeal. Such notice shall state specifically where it is claimed there was an error or abuse of discretion by the planning commission.*
- B. Upon the filing of an appeal, the city council shall set the matter for hearing. Such hearings shall be held within thirty (30) days after the date of filing the appeal or receipt of council member requests. The city clerk shall give notice of the hearing according to the procedure required for the initial action by the Planning Commission, except that the timing of such notice shall be not less than 10 days before the hearing.*
- C. In holding the hearing on the matter, the Council may receive any and all information pertinent to the matter, regardless of whether such information was first presented to the planning commission. In the case of decisions by the planning commission that followed a public hearing, the city council shall hold a new public hearing on the matter. Upon the close of the hearing, the Council shall vote to either confirm the decision of the planning commission, overturn the decision, or confirm the decision with modifications, and the Council may continue the item to the next meeting if necessary to direct staff to prepare a conforming resolution with findings, which shall be considered by the Council at the next scheduled Council meeting. In the case of a tie vote, the planning commission decision shall stand, and shall be considered final as of the date of the Council vote. (Ord. 2017-01 (part), 2017: Ord. 2006-18 § 3, 2007)*

17.38.110 Action by planning commission.

- A. *The planning commission may grant an application for a conditional use permit as requested or in modified form, if, on the basis of the application and the evidence submitted, the commission makes the following findings:*
- 1. That the proposed location of the conditional use is in accordance with the objectives of the zoning ordinance and the purposes of the zone in which the site is located;*
 - 2. That the proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.*
- B. *A conditional use permit may be revocable, may be granted for a limited time period, or may be granted subject to such conditions as the commission may prescribe. The commission may grant conditional approval for a permit subject to the effective date of a change of zone or other ordinance amendment.*
- C. *The commission may deny an application for a conditional use permit. (Ord. 2017-01 (part), 2017: prior code § 7536)*

17.38.120 Appeal to city council.

The decision of the City planning commission on a conditional use permit shall be subject to the appeal provisions of Section 17.02.145. (Ord. 2017-01 (part), 2017: Ord. 2006-18 § 6, 2007: prior code § 7537)

17.02.145 Appeal to city council.

Where the planning commission is authorized to make any decision pursuant to the provisions of Title 17 of the Visalia Municipal Code and that decision is to be subject to appeal to the city council, the following procedure shall apply.

A. The subdivider or any interested person adversely affected may, upon payment of an appeal fee as may be established by resolution of the Council, appeal any decision, determination or requirement of the planning commission by filing a notice thereof in writing with the city clerk, setting forth in detail the action and the grounds upon which the appeal is based within ten (10) days after the action that is the subject of the appeal. Such notice shall state specifically where it is claimed there was an error or abuse of discretion by the planning commission.

B. Upon the filing of an appeal, the city council shall set the matter for hearing. Such hearings shall be held within thirty (30) days after the date of filing the appeal or receipt of council member requests. The city clerk shall give notice of the hearing according to the procedure required for the initial action by the Planning Commission, except that the timing of such notice shall be not less than 10 days before the hearing.

C. In holding the hearing on the matter, the Council may receive any and all information pertinent to the matter, regardless of whether such information was first presented to the planning commission. In the case of decisions by the planning commission that followed a public hearing, the city council shall hold a new public hearing on the matter. Upon the close of the hearing, the Council shall vote to either confirm the decision of the planning commission, overturn the decision, or confirm the decision with modifications, and the Council may continue the item to the next meeting if necessary to direct staff to prepare a conforming resolution with findings, which shall be considered by the Council at the next scheduled Council meeting. In the case of a tie vote, the planning commission decision shall stand, and shall be considered final as of the date of the Council vote. (Ord. 2017-01 (part), 2017: Ord. 2006-18 § 3, 2007)

17.38.110 Action by planning commission.

A. The planning commission may grant an application for a conditional use permit as requested or in modified form, if, on the basis of the application and the evidence submitted, the commission makes the following findings:

1. That the proposed location of the conditional use is in accordance with the objectives of the zoning ordinance and the purposes of the zone in which the site is located;

2. That the proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

B. A conditional use permit may be revocable, may be granted for a limited time period, or may be granted subject to such conditions as the commission may prescribe. The commission may grant conditional approval for a permit subject to the effective date of a change of zone or other ordinance amendment.

C. The commission may deny an application for a conditional use permit. (Ord. 2017-01 (part), 2017: prior code § 7536)



CEASE AND DESIST ORDER

Pursuant to Visalia Municipal Code Section 5.04.130 (E), Cease and Desist Orders ***shall*** be issued to any entity which:

Is in non-compliance with any city ordinance or regulatory agency.

Additionally, Visalia Municipal Code Section 8.40.030 (I) 2 states that any condition on a property that affects an entire community or neighborhood, or any considerable number of persons, although the extent of the annoyance or damage inflicted upon individuals may be unequal.

Under the Visalia Municipal Code Section 5.68.040 Massage Establishments

5.68.060 Additional requirements

Before operating a massage establishment in the city, massage establishment owners must comply with all applicable codes adopted by the city, including, without limitation, the building, electrical, and plumbing codes.

5.68.070 Display of permit.

Any owner of a massage establishment or off-premise massage service must display the CAMTC certificates for all massage technicians prominently in a conspicuous place, capable of being viewed by customers or city representatives, at every location where massage is performed or conducted. For off-premise massage services, massage workers must also carry a copy of their CAMTC certificate and display it to customers upon request. Any persons operating under the limited exception described in Section 5.68.040(D) must display the statement from the city documenting their exemption from the CAMTC certification prominently in a conspicuous place capable of being viewed by customers or city representatives, or carry it with them for off-premise massage services.

5.68.090 Prohibited conduct.

A. It is unlawful for any massage technician or any other employee working in a massage establishment or for an out-call massage service, or customers, patrons, or guests of the establishment or service, to engage in any specified sexual activities upon the premises of the massage establishment or the off-premise massage location.

B. It is unlawful for any massage technician or other employee of a massage establishment to expose specified anatomical areas in the presence of any patron, customer, or guest.

C. In the course of administering the massage, it is unlawful for any massage technician or other massage establishment employee to make intentional physical contact with the specified anatomical areas of any customer, patron or guest.

The business, OSAKA SPA, located at 332 W HOUSTON AVE Visalia is in noncompliance with this and other City Ordinances or regulatory agencies and as such is directed to immediately Cease and Desist conducting any further business until such time that the business is brought into compliance with all local, state and federal laws.

You are hereby ordered to immediately cease and desist any and all operations for this business until all required Municipal Code requirements are met.

For information regarding this order contact the City of Visalia Neighborhood Preservation Division at (559)713-4534.

Date: 5/8/24

By Order of: 
Martha Zavala
Code Enforcement Officer,
CCEO

City of Visalia

315 E. Acequia Ave., Visalia, CA 93291



Planning Division

Tel: (559) 713-4359; Fax: (559) 713-4814

February 20, 2018

Yuhua Jin
Zen Spa
2024 Alexander Ave
Tulare, CA 93274

Re: Approval of Conditional Use Permit No. 2017-38: A request by Yuhua Jin (Lorena Reyes, property owner), to allow a massage therapist within a 753 square foot suite in the O-PA (Professional / Administrative Office) zone. The project site is located at 332 W. Houston Avenue, on the northeast corner of Houston Avenue and Hicks Street. (APN: 091-151-025)

On January 22, 2018 the Visalia City Planning Commission passed and adopted Resolution No. 2017-85 by a 4-1 vote, approving Conditional Use Permit (CUP) No. 2017-38, as conditioned.

This Conditional Use Permit became effective January 22, 2018 and shall expire January 22, 2020, unless a building permit (if needed) is issued by the City of Visalia and construction is commenced and diligently pursued toward completion on the site.

If you have any questions regarding this action, please call the Planning Division at (559) 713-4359.

Respectfully,

A handwritten signature in cursive script that reads "Susan Carrier".

Susan Carrier
Sr. Administrative Assistant
City of Visalia
315 E. Acequia Ave.
Visalia, CA 93291
(559) 713-4436
Fax (559) 713-4813
Email susan.carrier@visalia.city
Website www.visalia.city

Attachment(s):

- Signed Resolution No. 2017-885
- January 22, 2018 Planning Commission Action Agenda

RESOLUTION NO. 2017-85

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2017-38: A REQUEST BY YUHUA JIN (LORENA REYES, PROPERTY OWNER), TO ALLOW A MASSAGE THERAPIST WITHIN A 753 SQUARE FOOT SUITE IN THE O-PA (PROFESSIONAL / ADMINISTRATIVE OFFICE) ZONE. THE PROJECT SITE IS LOCATED AT 332 W. HOUSTON AVENUE, ON THE NORTHEAST CORNER OF HOUSTON AVENUE AND HICKS STREET. (APN: 091-151-025)

WHEREAS, Conditional Use Permit No. 2017-38 is a request by Yuhua Jin (Lorena Reyes, property owner), to allow a massage therapist within a 753 square foot suite in the O-PA (Professional / Administrative Office) zone. The project site is located at 332 W. Houston Avenue, on the northeast corner of Houston Avenue and Hicks Street. (APN: 091-151-025); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on January 22, 2018; and

WHEREAS, the Planning Commission of the City of Visalia finds Conditional Use Permit No. 2017-38, as conditioned by staff, to be in accordance with Section 17.38.110 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

WHEREAS, the project is considered Categorically Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2017-84).

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Visalia makes the following specific findings based on the evidence presented:

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required finding of the Zoning Ordinance Section 17.38.110:
 - The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
 - The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That the project is considered Categorically Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2017-84).

BE IT FURTHER RESOLVED that the Planning Commission hereby approves the Conditional Use Permit on the real property hereinabove described in accordance with the terms of this resolution under the provisions of Section 17.38.110 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the project be developed in substantial compliance with the comments from the approved Site Plan Review No. 2017-228.
2. That the site be developed in substantial compliance with the floor plan (Exhibit "C"), and the operational statement (Exhibit "D"), attached herein.
3. That any illuminated signage associated with the business shall only be illuminated during business hours.
4. That substantial changes to the floor plan or operation statement, including but not limited to increasing the number of chairs or stations, shall be reviewed by the Site Plan Review Committee to determine consistency with the Conditional Use Permit.
5. That all other Federal, State, Regional, and City codes and ordinances be met.

Commissioner Gomez offered the motion to this resolution. Commissioner Hansen seconded the motion and it carried by the following vote:

AYES: Commissioners Gomez, Hansen, Peariso, Taylor
 NOES: Commissioner Wynn
 ABSTAINED:
 ABSENT:

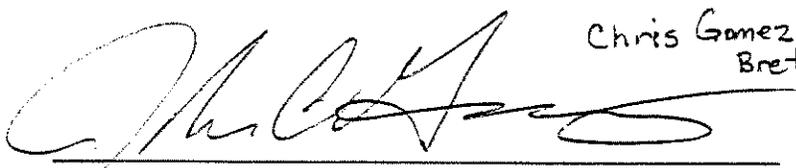
STATE OF CALIFORNIA)
 COUNTY OF TULARE) ss
 CITY OF VISALIA)

ATTEST: Paul Bernal, City Planner

I, Paul Bernal, Secretary of the Visalia Planning Commission, certify the foregoing is the full and true Resolution No. 2018-85, passed and adopted by the Planning Commission of the City of Visalia at a regular meeting held on January 22, 2018.



 Paul Bernal



 Brett Taylor, Chairperson

Chris Gomez for
Brett Taylor

PLANNING COMMISSION

ACTION AGENDA

CHAIRPERSON:

Brett Taylor



VICE CHAIRPERSON:

Liz Wynn

COMMISSIONERS PRESENT: Brett Taylor, Liz Wynn, Chris Gomez, Marvin Hansen, Sarrah Peariso

MONDAY, JANUARY 22, 2018; 7:00 P.M., COUNCIL CHAMBERS, 707 W. ACEQUIA, VISALIA CA

7:00 To 7:00

1. THE PLEDGE OF ALLEGIANCE –

7:00 To 7:05

Spoke:
1. Alice Renee Terry
2. Fae Zeeb

2. CITIZEN'S COMMENTS – This is the time for citizens to comment on subject matters that are not on the agenda but are within the jurisdiction of the Visalia Planning Commission. The Commission requests that a 5-minute time limit be observed for comments. Please begin your comments by stating and spelling your name and providing your street name and city. Please note that issues raised under Citizen's Comments are informational only and the Commission will not take action at this time.

7:05 To 7:05

None

3. CHANGES OR COMMENTS TO THE AGENDA-

7:05 To 7:06

Consent Calendar approved (Hansen, Gomez) 5-0

4. CONSENT CALENDAR - All items under the consent calendar are to be considered routine and will be enacted by one motion. For any discussion of an item on the consent calendar, it will be removed at the request of the Commission and made a part of the regular agenda.

- Time Extension for Tentative Parcel Map No. 2015-07 & Conditional Use Permit No. 2015-34

7:06 To 7:17

Open: 7:10
Close: 7:10

None Spoke

Approved as recommended. (Gomez, Hansen) 4-1 Wynn voted no

5. PUBLIC HEARING- Brandon Smith

Conditional Use Permit No. 2017-38: A request by Yuhua Jin (Lorena Reyes, property owner), to allow a massage therapist within a 753 square foot suite in the O-PA (Professional / Administrative Office) zone. The project site is located at 332 W. Houston Avenue, on the northeast corner of Houston Avenue and Hicks Street. (APN: 091-151-025) The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2017-84.

7:17 To 7:34

Open: 7:23
Close: 7:27

Spoke:
1. Rita Jahnke
2. Jim Robinson

Approved as recommended. (Wynn, Gomez) 5-0

6. PUBLIC HEARING- Paul Scheibel

Lowery West Tentative Parcel Map TPM 2017-03: A request to subdivide 66.15 acres into four parcels and a remainder. The project site is zoned R-1-5 (Single-family Residential, 5,000 sq. ft. minimum lot size) and R-M-2 (Multi-family Residential, 3,000 sq. ft. of lot area per unit), located on the northeast corner of Riggan Ave. and Akers St. (APNs 077-060-006 and -028). Mitigated Negative Declaration No. 2016-63 was prepared for the original Annexation, GPA and TSM that was adopted on May 1, 2017.

The proposed parcel map project is considered to be a subordinate component of the larger development project that was analyzed in MND No. 2016-63

7:25 To 7:27

Motion to Adjourn:
(Gomez, Hansen) 5-0

7. DIRECTOR'S REPORT/ PLANNING COMMISSION DISCUSSION-

- City Council Retreat set for February 8 & 9, 2018
- Planning Commission & City Council Joint meeting pushed from May 16 to either August 23 or September 13.

The Planning Commission meeting may end no later than 11:00 P.M. Any unfinished business may be continued to a future date and time to be determined by the Commission at this meeting. The Planning Commission routinely visits the project sites listed on the agenda.

For the hearing impaired, if signing is desired, please call (559) 713-4359 twenty-four (24) hours in advance of the scheduled meeting time to request these services. For the visually impaired, if enlarged print or Braille copy is desired, please call (559) 713-4359 for this assistance in advance of the meeting and such services will be provided as soon as possible following the meeting.

Any written materials relating to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the City Office, 315 E. Acequia Visalia, CA 93291, during normal business hours.

APPEAL PROCEDURE

THE LAST DAY TO FILE AN APPEAL IS MONDAY, FEBRUARY 1, 2018 BEFORE 5 PM

According to the City of Visalia Zoning Ordinance Section 17.02.145 and Subdivision Ordinance Section 16.04.040, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal form with applicable fees shall be filed with the City Clerk at 220 N. Santa Fe, Visalia, CA 93292. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website www.visalia.city or from the City Clerk.

THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, FEBRUARY 12, 2018



REPORT TO CITY OF VISALIA PLANNING COMMISSION

HEARING DATE: January 22, 2018

PROJECT PLANNER: Brandon Smith, Senior Planner
Phone No.: 713-4636,
Email: brandon.smith@visalia.city

SUBJECT: Conditional Use Permit No. 2017-38: A request by Yuhua Jin (Lorena Reyes, property owner), to allow a massage therapist within a 753 square foot suite in the O-PA (Professional / Administrative Office) zone. The project site is located at 332 W. Houston Avenue, on the northeast corner of Houston Avenue and Hicks Street. (APN: 091-151-025)

STAFF RECOMMENDATION

Staff recommends approval of Resolution No. 2017-85 for Conditional Use Permit No. 2017-38 based on the project's consistency with the policies of the City's General Plan and Zoning Ordinance.

RECOMMENDED MOTION

I move to approve Conditional Use Permit No. 2017-38 based on the findings and conditions in Resolution No. 2017-85.

PROJECT DESCRIPTION

The Conditional Use Permit is a request to allow a massage therapy business for foot and body massage in an existing 753 square foot tenant space in the O-PA (Professional / Administrative Office) zone. The applicant is proposing to locate the massage therapy office into a tenant space located at the north end of a 3,010 square foot building, depicted on Exhibit "A", that was constructed in 2016. The remaining tenant spaces in the building are a legal services office and a vacant space. The applicant has also provided a floor plan on Exhibit "C" depicting the tenant improvements associated with this project. There are no exterior alterations proposed to the site or structure.



The business, entitled Zen Spa, will contain two massage areas / tables, a break room, and a restroom. According to the lessee's Operational Statement attached as Exhibit "D", this facility will initially have one full-time employee and may have two full-time employees in the future based on demand. The massage therapy business will operate Monday through Sunday from 9:00 a.m. to 10:00 p.m.

BACKGROUND INFORMATION

General Plan Land Use Designation:	Professional / Administrative Office
Zoning:	O-PA (Professional / Administrative Office)
Surrounding Zoning and Land Use:	North: R-1-5 (Single-Family Residential, 5,000 square foot minimum site area) – Single-family residence South: C-MU (Commercial Mixed-Use) – Vacant commercial building, residential duplex East: O-PA (Professional / Admin. Office) – Single-family residence West: O-PA (Professional / Admin. Office) – Legal service office, single-family residences
Environmental Document	Categorical Exemption No. 2017-84
Site Plan:	Site Plan Review No. 2017-228

RELATED PLANS AND POLICIES

Please see attached summary of related plans and policies.

All massage establishments within the City of Visalia are subject to Visalia Municipal Code Chapter 5.68, Massage Establishments. Regulations in this chapter generally pertain to a local regulatory system that only allows for state certified massage therapists and practitioners to operate within the City. These regulations do not specify land use or zoning regulations with the exception that allowed hours of operation shall not extend prior to 7:00 a.m. or past 10:00 p.m.

RELATED PROJECTS

None.

PROJECT EVALUATION

Staff supports the requested conditional use permit based on project consistency with the General Plan and the Zoning Ordinance.

Land Use Compatibility

The purpose and intent of the O-PA office zone is to provide areas for professional and administrative offices where they can be effectively integrated into surrounding areas. The Visalia Zoning Matrix identifies massage therapy as a conditional use in the O-PA zone and requires the submittal and approval of a CUP application. Through the CUP process, potential impacts can be addressed thereby ensuring compatibility between the proposed use and existing surrounding uses.

The building is separated into multiple tenant spaces, one of which is occupied with a



Google Maps online image of property, accessed January 12, 2018

professional office and another of which is currently vacant. Adjacent land uses to the west, on the opposite side of Hicks Street, are three single-family residences and an office building on land zoned O-PA.

Staff has concluded that the proposed massage therapy should not have a negative impact on surrounding uses given the size of the establishment and the availability of ample on-site parking. The proposed use will have operating hours until 10:00 p.m., which is beyond that associated with typical professional offices. However, the business's floor area and operation that consists of two tables implies that the business would generate up to 4 vehicle trips per hour and would have a less than significant traffic impact on Hicks Street. The site is also proximate to Houston Avenue, a major street, and other office and commercial uses that face onto that street.

Because of the residential land uses that will face onto the business site, staff is recommending a condition of approval requiring that any illuminated signage associated with the business shall only be illuminated during business hours (i.e. 9:00 a.m. to 10:00 p.m.). All massage establishments in the City of Visalia are required to cease operations at 10:00 p.m. in accordance with Visalia Municipal Code Chapter 5.68.

Parking

The parking requirement for a massage therapy office is two parking spaces per work station. Based on this requirement, a total of four parking spaces are required. The entire 3,010 sq. ft. office building contains 15 parking spaces for use by all tenants located on-site, which equates to a medical office parking ratio of one space per 200 square feet of floor area. Seven parking spaces back out directly onto Hicks Street and eight spaces back out onto a common parking lot north of the building. The proposed use meets the parking requirements as identified in Section 17.34.020.B and 17.34.020.F.4 of the Zoning Ordinance.

Environmental Review

The requested action is considered Categorical Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2017-84).

RECOMMENDED FINDINGS

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
 - The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That the project is considered Categorical Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) for minor alterations in land use limitations. (Categorical Exemption No. 2017-84).

RECOMMENDED CONDITIONS OF APPROVAL

1. That the project be developed in substantial compliance with the comments from the approved Site Plan Review No. 2017-228.
2. That the site be developed in substantial compliance with the floor plan (Exhibit "C"), and the operational statement (Exhibit "D"), attached herein.
3. That any illuminated signage associated with the business shall only be illuminated during business hours.
4. That substantial changes to the floor plan or operation statement, including but not limited to increasing the number of chairs or stations, shall be reviewed by the Site Plan Review Committee to determine consistency with the Conditional Use Permit.
5. That all other Federal, State, Regional, and City codes and ordinances be met.

APPEAL INFORMATION

According to the City of Visalia Zoning Ordinance Section 17.02.145, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal with applicable fees shall be in writing and shall be filed with the City Clerk at 220 N. Santa Fe Street. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website www.visalia.city or from the City Clerk.

Attachments:

- Related Plans and Policies
- Resolution No. 2017-84
- Exhibit "A" – Site Plan
- Exhibit "B" – Aerial Photo of Building
- Exhibit "C" - Floor Plan
- Exhibit "D" – Operational Statement
- Site Plan Review Comments, Item No. 2017-228
- General Plan Land Use Map
- Zoning Map
- Aerial Photo
- Vicinity Map

Related Plans & Policies

Zoning Ordinance, Title 17 of Visalia Municipal Code

Excerpts from Chapter 17.38: Conditional Use Permits

17.38.010 Purposes and powers.

In certain zones conditional uses are permitted subject to the granting of a conditional use permit. Because of their unusual characteristics, conditional uses require special consideration so that they may be located properly with respect to the objectives of the zoning ordinance and with respect to their effects on surrounding properties. In order to achieve these purposes and thus give the zone use regulations the flexibility necessary to achieve the objectives of this title, the planning commission is empowered to grant or deny applications for conditional use permits and to impose reasonable conditions upon the granting of such permits.

17.38.030 Lapse of conditional use permit.

A conditional use permit shall lapse and shall become void twenty-four (24) months after the date on which it became effective, unless the conditions of the permit allowed a shorter or greater time limit, or unless prior to the expiration of twenty-four (24) months a building permit is issued by the city and construction is commenced and diligently pursued toward completion on the site that was the subject of the permit. A permit may be renewed for an additional period of one year; provided, that prior to the expiration of twenty-four (24) months from the date the permit originally became effective, an application for renewal is filed with the planning commission. The commission may grant or deny an application for renewal of a conditional use permit. In the case of a planned residential development, the recording of a final map and improvements thereto shall be deemed the same as a building permit in relation to this section.

17.38.040 Revocation.

Upon violation of any applicable provision of this title, or, if granted subject to a condition or conditions, upon failure to comply with the condition or conditions, a conditional use permit shall be suspended automatically. The planning commission shall hold a public hearing within sixty (60) days, in accordance with the procedure prescribed in Section 17.38.080, and if not satisfied that the regulation, general provision or condition is being complied with, may revoke the permit or take such action as may be necessary to insure compliance with the regulation, general provision or condition. Appeals of the decision of the planning commission may be made to the city council as provided in Section 17.38.120.

17.38.050 New application.

Following the denial of a conditional use permit application or the revocation of a conditional use permit, no application for a conditional use permit for the same or substantially the same conditional use on the same or substantially the same site shall be filed within one year from the date of denial or revocation of the permit unless such denial was a denial without prejudice by the planning commission or city council.

17.38.060 Conditional use permit to run with the land.

A conditional use permit granted pursuant to the provisions of this chapter shall run with the land and shall continue to be valid upon a change of ownership of the site or structure that was the subject of the permit application subject to the provisions of Section 17.38.065.

17.38.065 Abandonment of conditional use permit.

If the use for which a conditional use permit was approved is discontinued for a period of one hundred eighty (180) days, the use shall be considered abandoned and any future use of the site as a conditional use will require the approval of a new conditional use permit.

17.38.080 Public hearing--Notice.

A. The planning commission shall hold at least one public hearing on each application for a conditional use permit.

B. Notice of the public hearing shall be given not less than ten days nor more than thirty (30) days prior to the date of the hearing by mailing a notice of the time and place of the hearing to property owners within three hundred (300) feet of the boundaries of the area occupied or to be occupied by the use that is the subject of the hearing, and by publication in a newspaper of general circulation within the city.

17.38.090 Investigation and report.

The planning staff shall make an investigation of the application and shall prepare a report thereon that shall be submitted to the planning commission. The report can recommend modifications to the application as a condition of approval.

17.38.100 Public hearing--Procedure.

At the public hearing the planning commission shall review the application and the statement and drawing submitted therewith and shall receive pertinent evidence concerning the proposed use and the proposed conditions under which it would be operated or maintained, particularly with respect to the findings prescribed in Section 17.38.110. The planning commission may continue a public hearing from time to time as it deems necessary.

17.38.110 Action by planning commission.

A. The planning commission may grant an application for a conditional use permit as requested or in modified form, if, on the basis of the application and the evidence submitted, the commission makes the following findings:

1. That the proposed location of the conditional use is in accordance with the objectives of the zoning ordinance and the purposes of the zone in which the site is located;

2. That the proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to

the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

B. A conditional use permit may be revocable, may be granted for a limited time period, or may be granted subject to such conditions as the commission may prescribe. The commission may grant conditional approval for a permit subject to the effective date of a change of zone or other ordinance amendment.

C. The commission may deny an application for a conditional use permit.

17.38.120 Appeal to city council.

The decision of the City planning commission on a conditional use permit shall be subject to the appeal provisions of section 17.02.145.

17.38.130 Effective date of conditional use permit.

A conditional use permit shall become effective immediately when granted or affirmed by the council, or ten days following the granting of the conditional use permit by the planning commission if no appeal has been filed.

RESOLUTION NO. 2017-85

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 2017-38: A REQUEST BY YUHUA JIN (LORENA REYES, PROPERTY OWNER), TO ALLOW A MASSAGE THERAPIST WITHIN A 753 SQUARE FOOT SUITE IN THE O-PA (PROFESSIONAL / ADMINISTRATIVE OFFICE) ZONE. THE PROJECT SITE IS LOCATED AT 332 W. HOUSTON AVENUE, ON THE NORTHEAST CORNER OF HOUSTON AVENUE AND HICKS STREET. (APN: 091-151-025)

WHEREAS, Conditional Use Permit No. 2017-38 is a request by Yuhua Jin (Lorena Reyes, property owner), to allow a massage therapist within a 753 square foot suite in the O-PA (Professional / Administrative Office) zone. The project site is located at 332 W. Houston Avenue, on the northeast corner of Houston Avenue and Hicks Street. (APN: 091-151-025); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on January 22, 2018; and

WHEREAS, the Planning Commission of the City of Visalia finds Conditional Use Permit No. 2017-38, as conditioned by staff, to be in accordance with Section 17.38.110 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

WHEREAS, the project is considered Categorical Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2017-84).

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Visalia makes the following specific findings based on the evidence presented:

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required finding of the Zoning Ordinance Section 17.38.110:
 - The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
 - The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That the project is considered Categorical Exempt under Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2017-84).

BE IT FURTHER RESOLVED that the Planning Commission hereby approves the Conditional Use Permit on the real property hereinabove described in accordance with the terms of this resolution under the provisions of Section 17.38.110 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the project be developed in substantial compliance with the comments from the approved Site Plan Review No. 2017-228.
2. That the site be developed in substantial compliance with the floor plan (Exhibit "C"), and the operational statement (Exhibit "D"), attached herein.
3. That any illuminated signage associated with the business shall only be illuminated during business hours.
4. That substantial changes to the floor plan or operation statement, including but not limited to increasing the number of chairs or stations, shall be reviewed by the Site Plan Review Committee to determine consistency with the Conditional Use Permit.
5. That all other Federal, State, Regional, and City codes and ordinances be met.

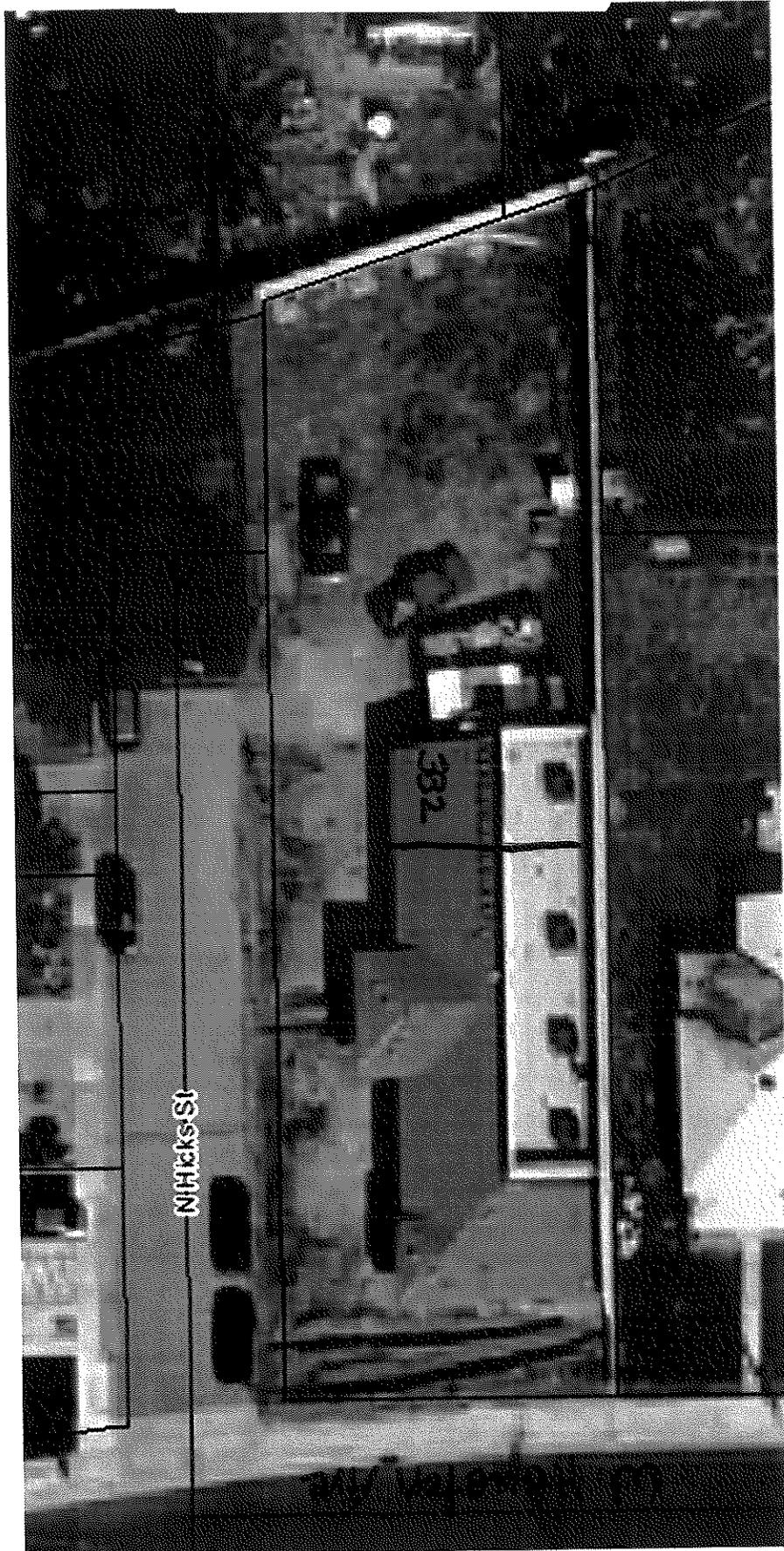
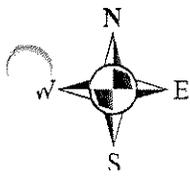
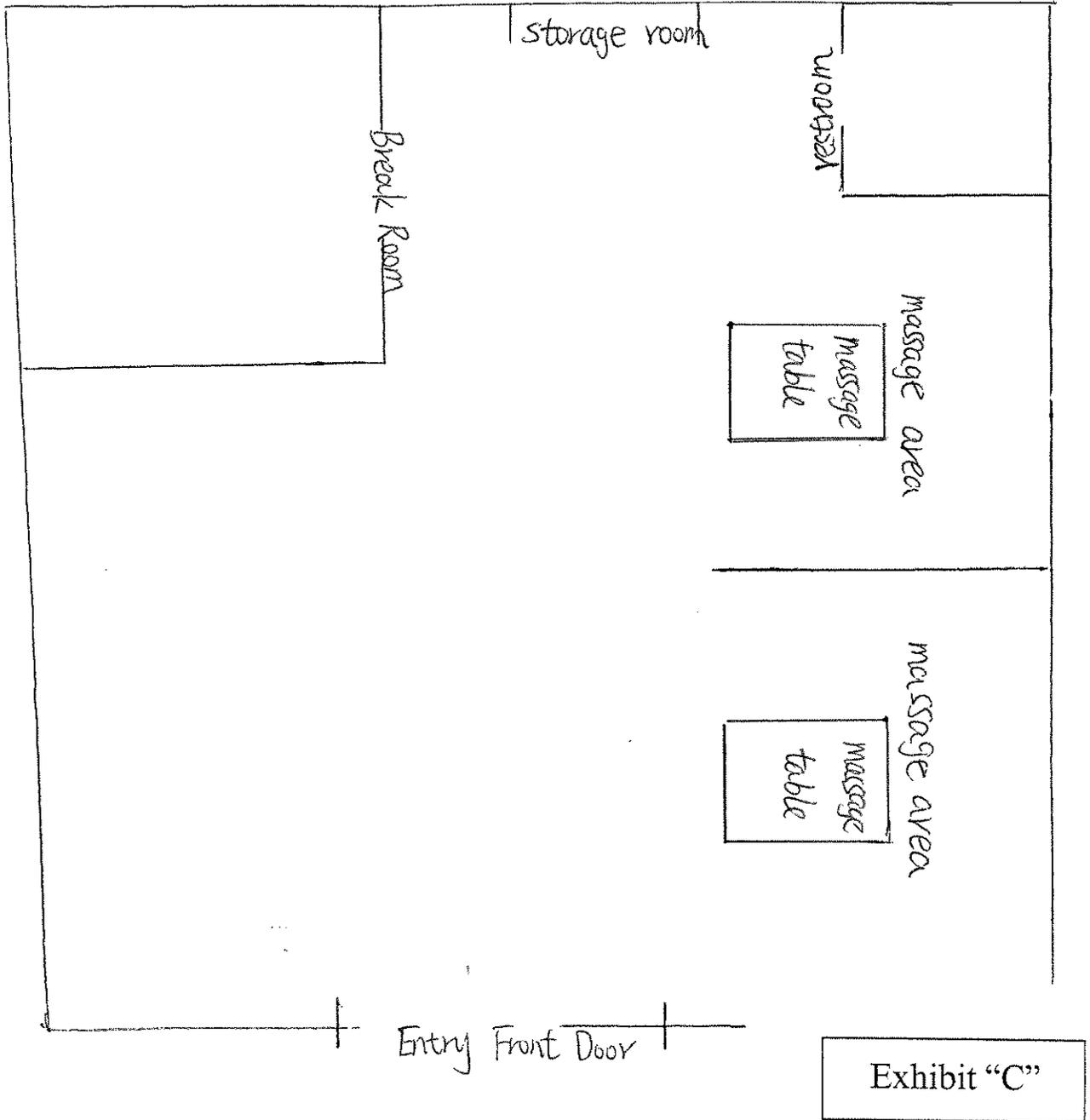


Exhibit "B"

Zen Spa



332 W Houston Ave, CA Visalia

with fifteen parking lots.

Business hours Monday through Sunday 9:00 am - 10:00 pm

Zen Spa

- Two Massage Tables in the work station
- One employee (depending on business if busy, one more may be added)
- Business hours Monday through Sunday; 9:00AM -10:00PM

Chapter 5.68

MESSAGE ESTABLISHMENTS

Sections:

- 5.68.010 Declaration of purpose and intent.
- 5.68.020 Definitions.
- 5.68.030 Administration.
- 5.68.040 Certifications required.
- 5.68.050 Massage establishment owner background check required.
- 5.68.060 Additional requirements.
- 5.68.070 Display of permit.
- 5.68.080 Massage establishment—Massage technician certificates required.
- 5.68.090 Prohibited conduct.
- 5.68.100 Facilities and operations.
- 5.68.110 Exceptions.
- 5.68.120 Public nuisance abatement.
- 5.68.130 Revocation.
- 5.68.140 Enforcement and penalties.
- 5.68.150 Appeal.

5.68.010 Declaration of purpose and intent.

A. This chapter establishes permitting standards intended to comply with California law and establish health and safety guidelines for massage establishments.

B. This chapter is not intended to be exclusive and compliance will not excuse noncompliance with any state or local laws or regulations that are uniformly applied to other professional or personal services businesses including, without limitation, all zoning applications; business license regulations; building, fire, electrical, and plumbing codes; and health and safety code laws and regulations applicable to professional or personal services businesses.

C. This chapter establishes a local regulatory system that allows only state certified massage therapists and massage practitioners to operate within the city. This chapter is not intended to regulate massages that are not part of a business occupation. This chapter is also intended to allow a transitional period for certain existing massage practitioners to continue practicing while they obtain state certification before December 31, 2013, and to coordinate the timing of the city's business license renewals with the state massage certification process.

(Ord. 2012-05 § 2 (part), 2012)

5.68.020 Definitions.

Unless the contrary is stated or clearly appears from the context, the following definitions govern the construction of the words and phrases used in this chapter. Words and phrases not defined by this chapter have the meaning set forth elsewhere in the Visalia Municipal Code, the California Business and Professions Code, or the California Government Code.

"California Massage Therapy Council (CAMTC)" means the California Massage Therapy Council created pursuant to California Business and Professions Code § 4500.5(a).

"Certified massage practitioner" means a person who is currently certified as a massage practitioner by the CAMTC, and who administers massage for compensation.

"Certified massage therapist" means a person who is currently certified as a massage therapist by the CAMTC, and who administers massage for compensation.

"City" means the city of Visalia.

"Police chief" means the police chief of the city of Visalia or the authorized representatives thereof.

"Massage" means any method of pressure on, or friction against, or stroking, kneading, rubbing, tapping, pounding, vibrating or stimulating the external parts of the human body with the hands or with the aid of any mechanical or electrical apparatus, or other appliances or devices, with or without such supplementary aids as rubbing alcohol, liniment, antiseptic, oil, powder, cream, lotion, ointment or other similar preparations. (Exclusions to this chapter are also described in Section 5.68.110. This chapter is not intended to regulate massages that not part of a business occupation.)

"Massage establishment" means and includes any business enterprise or establishment, parlor, or any room, place or institution within a business establishment where massage is given or administered by a massage technician as a paid service.

"Massage technician" means any person, who gives, performs or administers to another person a massage for any form of consideration.

"Out-call massage service" means any business that provides, refers or otherwise facilitates massage for any consideration at a nonfixed location.

"Person" means and includes person(s), firms, corporations, partnerships, associations or other forms of business organization or group.

"Recognized school" means a school of massage, recognized by the state of California which: (i) teaches the theory, ethics, practice, profession and work of massage; and (ii) requires a residence course of study to be given and completed before the student is furnished with a diploma or certificate of learning or completion; and (iii) has been approved by the state of California Consumer Affairs Bureau pursuant to Education Code § 94915, or, if said school is not located in California, has complied with the standards commensurate with those specified in said § 94915, or a school of equal or greater training that is approved by the corresponding agency in another state, or accredited by an agency recognized by the United States Department of Education.

"Specified anatomical areas" means and includes any of the following human anatomical areas: genitals, pubic regions, anuses or female breasts below a point immediately above the top of the areola.

"Specified sexual activities" means and includes all of the following:

- A. Fondling or other erotic touching of specified anatomical areas;
- B. Sex acts including, without limitation, intercourse, oral copulation, or sodomy;

C. Masturbation; or

D. Excretory functions as part of or in connection with any specified sexual activity listed in this definition.

"Unrecognized school" means any school of massage that does not meet the definition of "recognized school" but teaches or purports to teach the theory, ethics, practice, profession or work of massage.

(Ord. 2012-05 § 2 (part), 2012)

5.68.030 Administration.

The chief of police is authorized to administer this chapter and to promulgate administrative policies and procedures required to implement the regulations set forth in this chapter.

(Ord. 2012-05 § 2 (part), 2012)

5.68.040 Certifications required.

A. Massage establishment. It is unlawful for any person to own, operate or maintain a massage establishment unless all massage technicians employed by the massage establishment hold a current, valid certification from the CAMTC as a massage practitioner or massage therapist or qualify under the limited exceptions described in this chapter.

B. Massage technician. It is unlawful for any person to engage in, or carry on, the business or activities of a massage technician without a certification from the CAMTC as a massage practitioner or massage therapist or qualify under the limited exceptions described in this chapter.

C. Out-call massage service. It is unlawful for any person to own, operate, or maintain, an off-premise massage service in the city unless all massage technicians employed by the off-premises massage service hold a current, valid certification from the CAMTC as a certified massage practitioner or certified massage therapist or qualify under the limited exceptions described in this chapter.

D. The city recognizes that some massage therapists and massage practitioners currently practicing in Visalia may not meet the current requirements set forth by the CAMTC due to changes in educational or other requirements particularly changes in requirements concerning hours of schooling although the person has been in practice for a significant period. The city will therefore allow such persons that were working within Visalia prior to the passage of this chapter under this "grandfather exception" without certification from the CAMTC if the requirements stated below are met.

The person seeking this exemption must show to the satisfaction of the city police department that he or she worked as a massage therapist or massage practitioner in the city prior to July 1, 2012, which is after the effective date of this chapter. The person must also provide evidence to the city that he or she has certification or proof of training in the field from a school or another entity comparable to the CAMTC and has been working as a massage therapist or massage practitioner for a period of at least five (5) years. Finally, the person must provide evidence that they attempted to obtain certification from the CAMTC but were denied and provide the reasons for the denial to show despite their existing training and experience they were not able to qualify for certification from CAMTC.

Persons that are granted an exemption from the CAMTC certification requirement by the city will still be required to meet all other terms of this chapter including but not limited to the background check required of massage establishment owners that are not certified by the CAMTC. All persons under this exemption will be required to display, in the same manner this chapter requires the display of CAMTC certification, a separate statement from the city to show that the person has met the requirements of this exemption. This exemption must be renewed annually and the city may establish a non-refundable fee to recover costs associated with such annual renewals.

5.68.050 Massage establishment owner background check required.

A. Any person, association, partnership, or corporation desiring to operate a massage establishment, that will own five percent (5%) or more of the massage establishment, and that is not a certified massage practitioner or certified massage therapist, (meaning certified by the CAMTC) must make an application to the chief of police for an investigation of the applicant's background and history. A fee to recover costs of the background check must accompany the submission of each application. An annual nonrefundable renewal fee may also be charged to defray associated costs of investigation, inspection and enforcement.

B. Each applicant for a background check must submit the following information:

1. The full true name and any other names used by the applicant.
2. The present address and telephone number of the applicant.
3. Driver's license number and Social Security number.
4. The proposed address of the massage establishment.
5. Each residence and business address of the applicant for the three (3) years immediately preceding the date of the application, and the inclusive dates for such address.
6. Written proof that the applicant is at least eighteen (18) years of age.
7. Applicant's height, weight, and color of eyes and hair.
8. Two (2) photographs of the applicant at least two (2) inches by two (2) inches taken within four (4) months preceding the date of the application.
9. Applicant's business, occupation and employment history for the five (5) years immediately preceding the date of application.
10. The business license or permit history of the applicant, including whether such applicant has ever had any license or permit issued by any agency or board, city, county or state revoked or suspended, or has had any professional or vocational license or permit revoked or suspended and the reason(s) for the revocation.
11. All criminal convictions for any of the offenses set forth in this chapter, and a statement of the dates and places of such convictions.
12. If the applicant is a corporation, the name of the corporation must be set forth exactly as shown in the articles of incorporation or charter, together with the state and date of incorporation and names and residence addresses of each of its current officers and directors, and each stockholder holding more than five percent (5%) of the stock of the corporation. If the applicant is a partnership, the application must set forth the names and residence addresses of each of the partners, including the limited partners. If the applicant is a limited partnership, it must furnish a copy of its certificate of limited partnership filed with the county clerk. If one (1) or more partners is a corporation, the provisions of this section pertaining to corporate applicants will apply. The applicant corporation or partnership must designate one (1) of its officers or general partners to act as its responsible managing officer. Such person must complete and sign all application forms required of any individual applicant under this chapter, but only one (1) application fee will be charged.
13. The name and address of the owner and lessor of the real property upon or in which the massage establishment is to be operated, and a copy of the lease or rental agreement. If the applicant is not the legal owner of the property, a notarized acknowledgment from the owner of the property that

a massage establishment will be located on his or her property is required for each massage establishment permit location.

14. The full true names and other names used, the present addresses and telephone numbers, driver's license numbers, and Social Security numbers, and state certificates from the CAMTC or transitional licenses for all massage technicians who will be working as employees or independent contractors at each massage establishment permit location. The applicant must provide the chief of police with any changes in the massage technicians that work at the massage establishment during the permit period within ten (10) working days of each change.

15. The chief of police may require the applicant to furnish fingerprints when needed for the purpose of verifying identification.

16. Such other identification and information as may be required by the chief of police in order to verify the information to be included in the application.

C. The city is allowed a reasonable time, not to exceed sixty (60) days, in which to investigate the information on the application. During the investigation of the background information, a city representative including, without limitation, a member of the police department, fire department, building and safety division, planning division, or any authorized representative thereof, may inspect, with or without notice during regular business hours, the proposed place of business to determine whether it conforms to the requirements of this chapter. Upon completion of the inspection, the city representative must inform the chief of police in writing of the findings of the inspection. Background clearance will be issued, within sixty (60) days of receipt of the application, to any applicant who has furnished all of the information required by this section in the application for such license, provided all of the following apply:

1. The applicant has not made a material false statement in the application and that all massage technicians who will be working as employees or independent contractors at each massage establishment permit location possesses certification from the CAMTC as a massage practitioner or massage therapist;

2. The applicant, if an individual, or in the case of an applicant which is a corporation or partnership, any of its officers, directors, or holders of five percent (5%) or more of the corporation's stock, has not, within five (5) years immediately preceding the date of the filing of the application been convicted in a court of competent jurisdiction of any of the following offenses: Penal Code §§ 243.4; 261; 266a through 266j; 267; 314 to 316; 318; or 647(a, b, d); any offense requiring registration under Penal Code § 290 or Health and Safety Code § 11590; or any felony offense involving the possession, possession for sale, sale, transportation, furnishing, or giving away of a controlled substance specified in Health and Safety Code §§ 11054 to 11058, as amended; or any offense in another state which, if committed in California, would have been punishable as one (1) or more of the heretofore mentioned offenses; or any offense involving the use of force or violence upon the person of another; or any offense involving theft, embezzlement or moral turpitude;

3. The applicant, if an individual, is at least eighteen (18) years of age;

4. The applicant has not had a massage technician, massage establishment, escort service, nude entertainment, nude photo studio or similar type of license or permit suspended within one (1) year or revoked within three (3) years immediately preceding the date of the filing of the application, unless the applicant can show a material change in circumstances or that mitigating circumstances exist since the revocation or suspension.

(Ord. 2012-05 § 2 (part), 2012)

5.68.060 Additional requirements.

Before operating a massage establishment in the city, massage establishment owners must comply with all applicable codes adopted by the city, including, without limitation, the building, electrical, and

plumbing codes.

Hours of operation. Massage establishments shall only offer massage services between the hours of 7:00 a.m. and 10:00 p.m. and no patrons for massage services shall be allowed on the premises after 10:00 p.m. or before 7:00 a.m. Pacific Standard Time.

(Ord. 2012-05 § 2 (part), 2012)

5.68.070 Display of permit.

Any owner of a massage establishment or off-premise massage service must display the CAMTC certificates for all massage technicians prominently in a conspicuous place, capable of being viewed by customers or city representatives, at every location where massage is performed or conducted.

For off-premise massage services, massage workers must also carry a copy of their CAMTC certificate and display it to customers upon request.

Any persons operating under the limited exception described in Section 5.68.040(D) must display the statement from the city documenting their exemption from the CAMTC certification prominently in a conspicuous place capable of being viewed by customers or city representatives, or carry it with them for off-premise massage services.

(Ord. 2012-05 § 2 (part), 2012)

5.68.080 Massage technician certificates required.

It is unlawful for owners of massage establishments or off-site massage services to allow any person to perform massage that is not a certified massage therapist, a certified massage practitioner, or has obtained one (1) of exceptions described in this chapter.

(Ord. 2012-05 § 2 (part), 2012)

5.68.090 Prohibited conduct.

A. It is unlawful for any massage technician or any other employee working in a massage establishment or for an out-call massage service, or customers, patrons, or guests of the establishment or service, to engage in any specified sexual activities upon the premises of the massage establishment or the off-premise massage location.

B. It is unlawful for any massage technician or other employee of a massage establishment to expose specified anatomical areas in the presence of any patron, customer, or guest.

C. In the course of administering the massage, it is unlawful for any massage technician or other massage establishment employee to make intentional physical contact with the specified anatomical areas of any customer, patron or guest.

(Ord. 2012-05 § 2 (part), 2012)

5.68.100 Facilities and operations.

A. It is unlawful for any massage establishment to operate unless the massage establishment premises and operation comply with the following minimum requirements:

1. Signs. A readable sign must be posted at the main entrance identifying the establishment as a massage establishment, provided, however, that all such signs must otherwise comply with the sign requirements of this code.

2. Disinfection of instruments. Instruments used for massage must be disinfected before each use. Where instruments for massage are employed, adequate quantities of supplies for disinfection must

be available during all hours of operation.

3. Water. Hot and cold running water must be provided at all times.
4. Linen storage. Closed cabinets must be utilized for the storage of clean towels and linen. After use, towels and linen must be removed and stored in a separate container until laundered.
5. Sanitary conditions. All walls, ceilings, floors, steam and vapor rooms, and all other physical facilities for the massage establishment must be kept in good repair and be maintained in a clean and sanitary condition.
6. Clean linen. Clean and sanitary towels and linens must be provided for patrons receiving massage services. No common use of towels or linens is permitted.
7. Compliance with laws. The premises to be used must at all times comply with all applicable state and local laws and regulations.
 - B. A register of all individuals employed as massage technicians, and copies of their current CAMTC certifications and massage technician business licenses, must be maintained and available for inspection at all times during regular business hours.
 - C. Each person present in any area of the massage establishment outside the waiting area or other areas open to any member of the public must be a certified massage practitioner or certified massage therapist or the massage establishment owner.
 - D. The permits and certifications required by this chapter must be displayed in an open and conspicuous public place on the premises.

(Ord. 2012-05 § 2 (part), 2012)

5.68.110 Exceptions.

This chapter does not apply to the following classes of individuals, and no CAMTC certification is required of such persons, while engaged in the performance of the duties of their respective professions:

1. Acupuncturists who are duly certified to practice their profession in the state of California.
2. Barbers, beauticians, and cosmetologists with respect to scalp massage, who are duly permitted pursuant to Business and Professions Code §§ 7301, et seq., in accordance with the limitations of their permits.
3. Persons employed or working at a licensed athletic facility.
4. Medical facilities in which massage is performed as prescribed treatment only on patients of the medical facility.
5. Nurses who are registered or certified as such under the laws of the state of California.
6. Physicians, surgeons, chiropractors, osteopaths, or physical therapists who are duly permitted to practice their respective professions in the state of California, or provide professional services in lawful compliance with Corporations Code § 13401(a).
7. Recognized schools of massage.
8. Businesses where a massage is performed while the person sits in a chair, such as head and neck massage, foot massage, or as part of a manicure or pedicure, and performed in public view or in a open common room.
9. Massage establishments or out-call massage services that are operating pursuant to a duly issued city business license that is issued prior to ~~the~~ effective date of this chapter shall have until

December 31, 2013 to meet the state certification requirement described in Section 5.68.040 and any posting of such requirements detailed in other provisions.

10. This chapter is not intended to regulate massages that are not part of a business occupation.

(Ord. 2012-05 § 2 (part), 2012)

5.68.120 Public nuisance abatement.

Any massage establishment operated, conducted or maintained contrary to the provisions of this chapter is unlawful and a public nuisance. The city attorney is authorized, in addition to or in lieu of any other legal or criminal proceedings, to commence an action or proceeding for abatement, removal or enjoinder of such massage establishment in the manner provided by law. The city attorney may seek a court order to grant such relief to abate or remove such massage establishments and restrain and enjoin any person from operating, conducting or maintaining such an establishment contrary to the provisions of this chapter.

(Ord. 2012-05 § 2 (part), 2012)

5.68.130 Revocation.

A. Grounds for revocation. The police chief or city attorney may revoke approvals issued under this chapter for one (1) or more of the following grounds:

1. Fraud or deceit. That the applicant practiced fraud or deceit in obtaining an approval under this chapter;
2. Violation of chapter. That the massage establishment owner, operator, massage technician, or its employee violated a provision or provisions of this chapter;
3. Criminal conviction. That the massage establishment owner, operator, massage technician, or its employee has been convicted in a court of competent jurisdiction of any offense described in this chapter;
4. Improperly maintained facilities. That the facilities and operations of the massage establishment are not kept in compliance with this chapter and that the owner or operator has failed to promptly remedy any deficiency of which they have been notified. For purposes of this subsection, "notice" means notice given personally, or by leaving notice at the massage establishment premises, or by first class mail, postage prepaid, to the address designated by the massage technician or establishment in accordance with this chapter;
5. Employment of uncertified technicians. That the massage establishment has employed, allowed or permitted an uncertified person to perform massage in the massage establishment;
6. Error. That the approval was issued in error;
7. Civil penalties. Assessment of three (3) or more civil penalties as provided by this chapter during any six (6) month period; or
8. Prohibited conduct. A massage establishment owner, operator, massage technician, or its employee or agent has been found to have engaged in prohibited conduct in violation of this chapter.
9. Notice of revocation. Upon a determination on the grounds to revoke an approval under this chapter, the police chief or city attorney must cause a notice of revocation to be mailed by first class, postage prepaid mail, to the address designated by the massage technician or establishment pursuant to this chapter.

(Ord. 2012-05 § 2 (part), 2012)

5.68.140 Enforcement and penalties.

A. Any person violating any provision of this chapter is liable in a civil action brought by the city attorney for an amount up to \$500 per violation. Such person is also liable for reasonable attorneys' fees and costs incurred by the city attorney in any civil proceeding filed to enforce this chapter. Each day that a violation continues may be considered a new and subsequent offense.

B. Alternatively the city may choose to enforce violations through the administrative code enforcement process described in Chapter 1.13 of the Visalia Municipal Code, with violations being punishable with a \$100 fine for the first violation, a \$200 fine for the second violation, and a \$500 fine for the third and subsequent violations. Each day that a violation continues may be considered a new and subsequent offense.

C. Enforcing this chapter through civil action may be filed as an alternative to criminal enforcement. Civil enforcement does not require the violation to be knowing or willful. A civil or administrative action cannot be filed if the person is being criminally prosecuted.

D. The city attorney may settle any civil enforcement before or after to the filing of a civil action by imposing a civil penalty in an amount not exceeding the potential civil liability, including attorneys' fees, set forth in this section. If such civil penalty is paid in full, the city attorney can agree not to file civil or criminal actions or, if action has already been filed, may dismiss such action. Imposition of all civil penalties is public record.

(Ord. 2012-05 § 2 (part), 2012)

5.68.150 Appeal.

After denial of an application for a massage establishment regulatory permit (the term permit includes the "grandfather exception" to CAMTC certification described in Section 5.68.040), or after denial of renewal of a permit, or suspension or revocation of a permit, the applicant or person to whom the permit was granted may appeal the decision to the city manager, or designee, by filing a written notice with the city clerk within ten (10) business days from the receipt of the notice of denial. The city manager or representative shall hold a hearing on the appeal within thirty (30) business days from the receipt of the notice by the city clerk. The decision of the city manager, or designee, following the hearing shall be final and conclusive. There is no appeal to the City Council. If the denial, suspension or revocation is affirmed on review the applicant or permittee may seek judicial review of such administrative action pursuant to California Code of Civil Procedure § 1094.5. The time for filing such action is governed by California Code of Civil Procedure § 1.

(Ord. 2012-05 § 2 (part), 2012)

ORDINANCE NO. 2024-05

AN INTERIM ORDINANCE TO FURTHER REGULATE
MESSAGE ESTABLISHMENTS

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF VISALIA:

SECTION 1. Consistent with its control over municipal affairs as a charter city and the powers vested in the City of Visalia through the California Constitution, the City of Visalia is authorized to secure and promote the public health, comfort, safety, and welfare of its citizenry. The City of Council of the City of Visalia hereby makes the followings findings:

- A. The City of Visalia Municipal Code Title 5 defines "Massage establishment" as follows: *"means and includes any business enterprise or establishment, parlor, or any room, place or institution within a business establishment where massage is given or administered by a massage technician as a paid service"* and in addition, the City of Visalia Municipal Code Title 17 defines, *"Massage Therapy Establishment"* as follows: *"means an establishment offering massage, alcohol rub, fomentation, electric or magnetic treatment, or similar treatment or manipulation of the human body by a Certified Massage Therapist."*
- B. The City of Visalia Municipal Code Title 17 currently permits Massage therapists to operate businesses under the current City of Visalia Zoning Ordinance in the Neighborhood Commercial (C-N), Commercial Mixed Use (C-MU), Downtown Mixed Use (D-MU), Professional / Administrative Office (O-PA), and Office Conversion (O-C) zones within the City of Visalia with a Conditional Use Permit (CUP) issued under Visalia Municipal Code Chapter 17.38.
- C. The City of Visalia has seen an increase in requests for CUPs to operate Massage Establishments. In recent instances, such usages are proposed within close proximity to residential neighborhoods, junior college, and within shopping centers.
- D. These recent instances of this proposed use near residential neighborhoods resulted in comments received from property owners concerned that this type of use should not be placed in close proximity to schools and residential neighborhoods, the usage was allowed because the current City of Visalia Zoning Ordinance does not require buffering distance requirements regarding this type of commercial activity near schools and residential neighborhoods. The City Council has since considered whether a specific policy should be adopted and has determined that it would be in the interest of the public health, safety, or welfare to consider changes to the municipal code on how this type of business should be further regulated.

- E. In 2008, the Legislature adopted Senate Bill 731, which created the California Massage Therapy Council, a state-organized nonprofit organization with regulatory authority over the certification of massage technicians and practitioners throughout the State of California which also limited the City's regulatory authority over massage establishments that exclusively hire State-certified massage technicians, preempting most local licensure and permitting requirements and land use regulations and has been widely criticized by local agencies as providing massage businesses with almost unprecedented protection from local zoning and land use authority, and interfering with local law enforcement efforts to close massage businesses that allow prostitution and other illegal activities.
- F. In response to the criticism against Senate Bill 731, Assembly Bill 1147 was enacted which allows local agencies to impose reasonable zoning, business licensing, and health and safety requirements on massage establishments, and the City of Visalia seeks to amend the Visalia Municipal Code to ensure that the City regulates massage establishments in compliance with the provisions of enacted State statutes.
- G. The increase in requests for the operation of Massage Establishments that has occurred in recent years does not appear to be slowing, which has raised concerns of whether illicit uses are trying to create a business front for illicit activity and a proliferation of such types of uses could result in negative impacts to the public's peace, health, safety, and welfare.
- H. The potential for criminal and unsafe activity at massage establishments is particularly concerning given that some massage establishments in the City are located within proximity to places where families congregate, such as restaurants and shopping areas.
- I. Code enforcement and policing efforts have found that illegal massage operations that are shut down are often replaced by similar illegal massage operations in the same location. There are significant adverse impacts from allowing illegal massage operations to remain at a given site. Impacts include decreased consumer confidence in the legal operation of future massage establishments at a site, decreased consumer confidence in the neighboring businesses, and confusion among customers regarding any connection between the closed illegal operation and a new legal operation, and detrimental effects on all surrounding businesses.
- J. The City Council finds and declares the illicit and illegal activities disguising as legitimate massage establishments in the City pose health and safety threats to operators, employees, patrons, surrounding businesses, and the public, in order to address this threat to public health and safety the City Council hereby finds the adoption of the proposed urgency interim zoning ordinance to be necessary while a more specific amendment to the Municipal Code is reviewed in the normal process by the City.

- K. Further the City Council finds and declares that approving additional conditional use permits to allow additional Massage Establishments within close proximity of an existing Massage Establishment would potentially be in conflict with the stated goals of the City of Visalia General Plan and Zoning Ordinance to preserve and promote the public health, safety, and welfare of the city by creating conditions that would adversely impact the public's interest.
- L. The City Council finds and declares that the ordinance regulations on Massage Business shall be adopted on an interim and immediate basis to protect the public health, safety, and welfare of the community while the more permanent regulations are reviewed in additional detail.

SECTION 2. While this interim ordinance is in effect the following regulatory standards shall apply as additional limitations and requirements under the Visalia Zoning Ordinance on a Massage Establishment and/or Massage Therapy Establishment as those terms are defined in Visalia Municipal Code. Businesses that are already operating under conditional use permits in areas that would be prohibited under these regulations may continue to operate as they would constitute legal non-conforming use.

- A. In addition to Conditional Use Permit being required in the Neighborhood Commercial (C-N), Commercial Mixed Use (C-MU), Downtown Mixed Use (D-MU), Professional / Administrative Office (O-PA), and Office Conversion (O-C) zones, a Conditional Use Permit shall be required for Massage Establishments/Therapist in the Regional Commercial (C-R) zone.
- B. No Massage Establishment may be located within a radius of 750 feet of another Massage Establishment, as measured in a straight line, from the nearest point of the premises where said massage establishment is conducted to the nearest property line of any lot or legal parcel upon which a massage establishment is proposed to be located. Existing businesses operating a Massage Establishment that are already conducting business and in possession of all previously required licenses and/or permits for such business in the City of Visalia on the effective date of this emergency ordinance are considered existing non-conforming related to separation from all required sources as long as the permit is not revoked, or the business does not cease operation. The regulations proposed in this interim ordinance that do not concern the location of the business would apply.
- C. No Massage Establishment located in a building or structure with exterior windows fronting a public street, highway, walkway, or parking area shall block visibility into the interior reception and waiting area through the use of curtains, closed blinds, tints, or any other material that obstructs, blurs, or unreasonably darkens the view into the premises.

- D. Doors. All front, reception, hallway, or front exterior doors except back or rear exterior doors used for employee entrance to and exit from the massage establishment) shall be kept unlocked during business hours. A massage establishment may lock its exterior doors during business hours if the establishment is owned by one individual with one or no employees. No massage may be given within any cubicle, room, booth, or any area within a massage establishment which is fitted with a door capable of being locked, unless the only door is an exterior door.
- E. Minimum lighting consisting of at least one artificial light of not less than forty watts shall be provided and shall be operating in each room or enclosure where Massage Services are being performed on Clients, and in all areas where Clients are present.
- F. Living Quarters Prohibited. No person or persons shall be allowed to reside, dwell, occupy or live inside a Massage Establishment at any time. Beds and floor mattresses shall not be permitted on the premises.
- G. Inspections. The operator and/ or on duty Responsible Employee consents to the inspection of the massage establishment by the City's Building and Safety Division, Code Enforcement Division, Fire Department and Police Department and the County Health Department for the purpose of determining that the provisions of this ordinance or other applicable laws or regulations are met. The City' s Building and Safety Division, Code Enforcement Division, Fire Department and Police Department and the County Health Department may, from time to time, make unannounced inspections of each massage establishment for the purpose of determining that the provisions of this chapter, State law or other applicable laws or regulations are met.
- H. No person shall enter, be or remain in any part of a Massage Establishment while in possession of an open container of alcohol, or consuming or using any alcoholic beverages or controlled drugs except pursuant to a prescription for such drugs. The Owner, Operator, or responsible managing Employee shall not permit any such person, or any person who is clearly intoxicated, to enter or remain upon the premises.
- I. No Massage Establishment shall operate a school of massage or use the same facilities as that of a school of massage.

SECTION 3. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance, or its application to any person or circumstances, is for any reason held to be invalid or unenforceable, such invalidity or unenforceability shall not affect the validity or enforceability of the remaining sections, subsections, subdivision, paragraphs, sentences, clauses or phrases of this Ordinance, or its application to any other person or circumstance. The City Council of the City of Visalia hereby declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause, or phrase hereof, irrespective of the fact that any one or more other sections, subsections, subdivisions, paragraphs, sentences, clauses, or phrases hereof be declared invalid or unenforceable.

SECTION 4. This Ordinance shall take effect immediately as an interim zoning ordinance under the provisions of California Government Code section 65858(b). It shall be of no further force and effect forty-five (45) days from its adoption unless it is extended pursuant to Government Code section 65858(b).

SECTION 5. The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same to be published or posted as required by law.

PASSED AND ADOPTED: April 23, 2024

BRIAN POOCHIGIAN, MAYOR

ATTEST:



LESLIE B. CAVIGLIA, CITY CLERK

APPROVED BY CITY ATTORNEY



STATE OF CALIFORNIA)
COUNTY OF TULARE) ss.
CITY OF VISALIA)

I, Leslie B. Caviglia, City Clerk of the City of Visalia, certify the foregoing is the full and true Ordinance 2024-05 passed and adopted by the Council of the City of Visalia at a special meeting held on April 23, 2024 and certify a summary of this ordinance will be published in the Visalia Times Delta.

Dated: April 23, 2024

LESLIE B. CAVIGLIA, CITY CLERK



By Michelle Nicholson, Chief Deputy City Clerk

Chapter 17.38

CONDITIONAL USE PERMITS

Sections:

- 17.38.010 Purposes and powers.
- 17.38.020 Application procedures.
- 17.38.030 Lapse of conditional use permit.
- 17.38.040 Revocation.
- 17.38.050 New application.
- 17.38.060 Conditional use permit to run with the land.
- 17.38.065 Abandonment of conditional use permit.
- 17.38.070 Temporary uses or structures.
- 17.38.080 Public hearing—Notice.
- 17.38.090 Investigation and report.
- 17.38.100 Public hearing—Procedure.
- 17.38.110 Action by planning commission.
- 17.38.120 Appeal to city council.
- 17.38.130 Effective date of conditional use permit.

17.38.010 Purposes and powers.

In certain zones conditional uses are permitted subject to the granting of a conditional use permit. Because of their unusual characteristics, conditional uses require special consideration so that they may be located properly with respect to the objectives of the zoning ordinance and with respect to their effects on surrounding properties. In order to achieve these purposes and thus give the zone use regulations the flexibility necessary to achieve the objectives of this title, the planning commission is empowered to grant or deny applications for conditional use permits and to impose reasonable conditions upon the granting of such permits. (Ord. 2017-01 (part), 2017: prior code § 7525)

17.38.020 Application procedures.

A. Application for a conditional use permit shall be made to the planning commission on a form prescribed by the commission which shall include the following data:

1. Name and address of the applicant;
2. Statement that the applicant is the owner of the property or is the authorized agent of the owner;
3. Address and legal description of the property;

4. The application shall be accompanied by such sketches or drawings as may be necessary by the planning division to clearly show the applicant's proposal;
5. The purposes of the conditional use permit and the general description of the use proposed;
6. Additional information as required by the historic preservation advisory committee.
7. Additional technical studies or reports, as required by the Site Plan Review Committee.
8. A traffic study or analysis prepared by a certified traffic engineer, as required by the Site Plan Review Committee or Traffic Engineer, that identifies traffic service levels of surrounding arterials, collectors, access roads, and regionally significant roadways impacted by the project and any required improvements to be included as a condition or mitigation measure of the project in order to maintain the required services levels identified in the General Plan Circulation Element.

B. The application shall be accompanied by a fee set by resolution of the city council sufficient to cover the cost of handling the application. (Ord. 2017-01 (part), 2017: prior code § 7526)

17.38.030 Lapse of conditional use permit.

A conditional use permit shall lapse and shall become void twenty-four (24) months after the date on which it became effective, unless the conditions of the permit allowed a shorter or greater time limit, or unless prior to the expiration of twenty-four (24) months a building permit is issued by the city and construction is commenced and diligently pursued toward completion on the site that was the subject of the permit. A permit may be renewed for an additional period of one year; provided, that prior to the expiration of twenty-four (24) months from the date the permit originally became effective, an application for renewal is filed with the planning commission. The commission may grant or deny an application for renewal of a conditional use permit. In the case of a planned residential development, the recording of a final map and improvements thereto shall be deemed the same as a building permit in relation to this section. (Ord. 2017-01 (part), 2017: Ord. 2001-13 § 4 (part), 2001: prior code § 7527)

17.38.040 Revocation.

Upon violation of any applicable provision of this title, or, if granted subject to a condition or conditions, upon failure to comply with the condition or conditions, a conditional use permit shall be suspended automatically. The planning commission shall hold a public hearing within sixty (60) days, in accordance with the procedure prescribed in Section 17.38.080, and if not satisfied that the regulation, general provision or condition is being complied with, may revoke the permit or take such action as may be necessary to insure compliance with the regulation, general provision or condition. Appeals of the decision of the planning commission may be made to the city council as provided in Section 17.38.120. (Ord. 2017-01 (part), 2017: prior code § 7528)

17.38.050 New application.

Following the denial of a conditional use permit application or the revocation of a conditional use permit, no application for a conditional use permit for the same or substantially the same conditional use on the same or substantially the same site shall be filed within one year from the date of denial or revocation of the permit unless such denial was a denial without prejudice by the planning commission or city council.

(Ord. 2017-01 (part), 2017: prior code § 7530)

17.38.060 Conditional use permit to run with the land.

A conditional use permit granted pursuant to the provisions of this chapter shall run with the land and shall continue to be valid upon a change of ownership of the site or structure that was the subject of

the permit application subject to the provisions of Section 17.38.065. (Ord. 2017-01 (part), 2017: prior code § 7531)

17.38.065 Abandonment of conditional use permit.

If the use for which a conditional use permit was approved is discontinued for a period of one hundred eighty (180) days, the use shall be considered abandoned and any future use of the site as a conditional use will require the approval of a new conditional use permit. (Ord. 2017-01 (part), 2017)

17.38.070 Temporary uses or structures.

A. Conditional use permits for temporary uses or structures may be processed as administrative matters by the city planner and/or planning division staff. However, the city planner may, at his/her discretion, refer such application to the planning commission for consideration.

B. The city planner and/or planning division staff is authorized to review applications and to issue such temporary permits, subject to the following conditions:

1. Conditional use permits granted pursuant to this section shall be for a fixed period not to exceed thirty (30) days for each temporary use not occupying a structure, including promotional enterprises, or six months for all other uses or structures.

2. Ingress and egress shall be limited to that designated by the planning division. Appropriate directional signing, barricades, fences or landscaping shall be provided where required. A security officer may be required for promotional events.

3. Off-street parking facilities shall be provided on the site of each temporary use as prescribed in Section 17.34.020.

4. Upon termination of the temporary permit, or abandonment of the site, the applicant shall remove all materials and equipment and restore the premises to their original condition.

5. Opening and closing times for promotional enterprises shall coincide with the hours of operation of the sponsoring commercial establishment. Reasonable time limits for other uses may be set by the city planner and planning division staff.

6. Applicants for a temporary conditional use permit shall have all applicable licenses and permits prior to issuance of a conditional use permit.

7. Signing for temporary uses shall be subject to the approval of the city planner.

8. Notwithstanding underlying zoning, temporary conditional use permits may be granted for fruit and vegetable stands on properties primarily within undeveloped agricultural areas. In reviewing applications for such stands, issues of traffic safety and land use compatibility shall be evaluated and mitigation measures and conditions may be imposed to ensure that the stands are built and are operated consistent with appropriate construction standards, vehicular access and off-street parking. All fruits and vegetables sold at such stands shall be grown by the owner/operator or purchased by said party directly from a grower/farmer.

9. Fruit/Vegetable stands shall be subject to site plan review.

C. The City Planner shall deny a temporary use permit if findings cannot be made, or conditions exist that would be injurious to existing site, improvements, land uses, surrounding development or would be detrimental to the surrounding area.

D. The applicant or any interested person may appeal a decision of temporary use permit to the planning commission, setting forth the reason for such appeal to the commission. Such appeal shall be filed with the city planner in writing with applicable fees, within ten (10) days after notification of such decision. The appeal shall be placed on the agenda of the commission's next regular meeting. If

the appeal is filed within five (5) days of the next regular meeting of the commission, the appeal shall be placed on the agenda of the commission's second regular meeting following the filing of the appeal. The commission shall review the temporary use permit and shall uphold or revise the decision of the temporary use permit, based on the findings set forth in Section 17.38.110. The decision of the commission shall be final unless appealed to the council pursuant to Section 17.02.145.

E. A privately owned parcel may be granted up to six (6) temporary use permits per calendar year. (Ord. 2017-01 (part), 2017: Ord. 9605 § 30 (part), 1996: prior code § 7532)

17.38.080 Public hearing—Notice.

A. The planning commission shall hold at least one public hearing on each application for a conditional use permit.

B. Notice of the public hearing shall be given not less than ten days nor more than thirty (30) days prior to the date of the hearing by mailing a notice of the time and place of the hearing to property owners within three hundred (300) feet of the boundaries of the area occupied or to be occupied by the use that is the subject of the hearing, and by publication in a newspaper of general circulation within the city. (Ord. 2017-01 (part), 2017: prior code § 7533)

17.38.090 Investigation and report.

The planning staff shall make an investigation of the application and shall prepare a report thereon that shall be submitted to the planning commission. The report can recommend modifications to the application as a condition of approval. (Ord. 2017-01 (part), 2017: prior code § 7534)

17.38.100 Public hearing—Procedure.

At the public hearing the planning commission shall review the application and the statement and drawing submitted therewith and shall receive pertinent evidence concerning the proposed use and the proposed conditions under which it would be operated or maintained, particularly with respect to the findings prescribed in Section 17.38.110. The planning commission may continue a public hearing from time to time as it deems necessary. (Ord. 2017-01 (part), 2017: prior code § 7535)

17.38.110 Action by planning commission.

A. The planning commission may grant an application for a conditional use permit as requested or in modified form, if, on the basis of the application and the evidence submitted, the commission makes the following findings:

1. That the proposed location of the conditional use is in accordance with the objectives of the zoning ordinance and the purposes of the zone in which the site is located;
2. That the proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

B. A conditional use permit may be revocable, may be granted for a limited time period, or may be granted subject to such conditions as the commission may prescribe. The commission may grant conditional approval for a permit subject to the effective date of a change of zone or other ordinance amendment.

C. The commission may deny an application for a conditional use permit. (Ord. 2017-01 (part), 2017: prior code § 7536)

17.38.120 Appeal to city council.

The decision of the City planning commission on a conditional use permit shall be subject to the appeal provisions of Section 17.02.145. (Ord. 2017-01 (part), 2017: Ord. 2006-18 § 6, 2007: prior code § 7537)

17.38.130 Effective date of conditional use permit.

A conditional use permit shall become effective immediately when granted or affirmed by the council, or ten days following the granting of the conditional use permit by the planning commission if no appeal has been filed. (Ord. 2017-01 (part), 2017: prior code § 7539)



Project Site

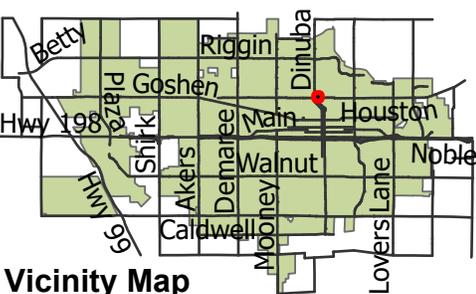
N Hicks St

N Encina St

W Houston Ave

W Houston Ave

NW 4th Ave

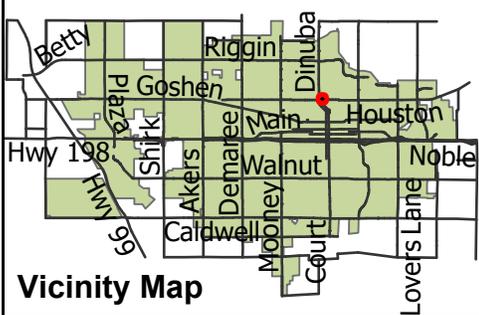


Vicinity Map

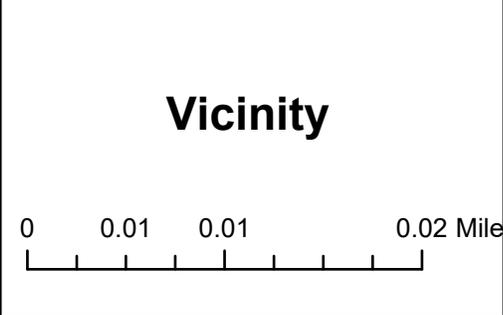
Aerial Map

0 0.01 0.01 0.02 Miles





Vicinity Map



REPORT TO CITY OF VISALIA PLANNING COMMISSION



HEARING DATE: June 24, 2024

PROJECT PLANNER: Paul Bernal, Director / City Planner
Phone No.: (559) 713-4025
Email: paul.bernal@visalia.city

SUBJECT: Initiation of Proceedings for Annexation No. 2024-02: A request by Artemis Partners, LLC to annex 46.01 acres of Residential Low Density land from the County of Tulare to the City of Visalia. Upon annexation the site will be zoned R-1-5 (Single-Family Residential, 5,000 square feet minimum lot area).

Cameron Ranch Estates Tentative Subdivision Map No. 5598: A request Artemis Partners, LLC to subdivide two parcels totaling 43.6 acres into a 178-lot single-family residential subdivision with a 0.77-acre pocket park, landscape / lighting district lots, and remainder lot, to be located within the R-1-5 (Single-Family Residential, minimum 5,000 square foot lot size) zone district upon annexation to the Visalia city limits.

Project Location: The property is located on the south side of East Caldwell Avenue between the future South Ben Maddox Way alignment and South Pinkham Street (APNs: 124-010-005 and 124-010-007).

STAFF RECOMMENDATION

Annexation No. 2024-02

Staff recommends that the Planning Commission recommend that City Council approve the annexation request based on the findings in Resolution No. 2024-21. Staff's recommendation is based on the conclusion that the request is consistent with the Visalia General Plan.

Cameron Ranch Estates Tentative Subdivision Map No. 5598

Staff recommends approval of the Cameron Ranch Estates Tentative Subdivision Map No. 5598, as conditioned, based on the findings and conditions in Resolution No. 2024-20. Staff's recommendation is based on the conclusion that the request is consistent with the Visalia General Plan, Zoning and Subdivision Ordinances, Housing Accountability Act (Government Code section 65589.5), and Visalia Housing Element.

RECOMMENDED MOTION

I move to recommend approval of Annexation No. 2024-02, based on the findings in Resolution No. 2024-21.

I move to approve Cameron Ranch Estates Tentative Subdivision Map No. 5598, based on the findings and conditions in Resolution No. 2024-20.

PROJECT DESCRIPTION

The applicant, Artemis Partners, LLC, has filed entitlement applications for the annexation of a 46.01-acres and a tentative subdivision map. Annexation No. 2024-02 is a request to annex a 46.01-acres located beyond the city limits, and within the Tier II urban development boundary (see Exhibit "B"). The annexation application is requesting to annex the development site within the City. Upon annexation, the Zoning designation for the area will be R-1-5 (Single-family Residential 5,000 square foot minimum lot area) for the entire project site consistent with the underlying General Plan land use designation of Residential Low Density.

The annexation request includes authorizing the detachment from County Service Area No. 1 in accordance with State and County requirements and authorizing the City Manager to sign and enter into a Pre-Annexation Agreement.

The Cameron Ranch Estates Tentative Subdivision Map No. 5598 is a request to subdivide 43.6-acres into a 178-lot single-family residential subdivision at a density of 4.08 dwelling units per gross acre (see Exhibit “A”). The subdivision map covers the entirety of the single-family residential area that is within Tier II, along with a remainder lot that is developed with a single-family home.

The proposed single-family subdivision will be serviced by 60-foot wide public local streets containing full improvements (curb, gutter, parkway landscaping, sidewalks, and streetlights), sewer lines, storm drainage, and other public infrastructure, utilities, and services (i.e., electricity and water). Primary access to the subdivision will be from the new Ben Maddow Way street extension and Caldwell Avenue, both arterial streets. Both streets will be improved to their ultimate right-of-way width within the boundaries of the Cameron Ranch Estates subdivision. Improvements along these major streets include construction of curb, gutter, parkway landscaping, sidewalks, block wall, installation of park strip landscaping, streetlights, median islands and street paving. The street improvements associated with this subdivision are discussed in greater detail in the Traffic Circulation and Street Improvements section of the staff report.

The proposed lots will conform to the zoning standards required within the R-1-5 zoning district for lot sizes of 5,000 square feet or greater. The development of the single-family residential lots will conform to the setbacks prescribed by the R-1-5 zoning district. The subdivision map will also create lettered out lots for a 0.77-acre Pocket Park (Lot J) and Landscaping and Lighting District (LLD) lots. The LLD lots will contain landscaping and the block walls along Ben Maddox Way and Caldwell Avenue.

The subdivision will be developed in two phases (Phase 1 and Phase 2) as depicted in Exhibit “A”. Phase 1 is proposing to develop 117 lots along with the pocket park, while Phase 2 will develop the remaining 61 lots. The entire project site is currently undeveloped with an active orchard and an existing single-family home located on the Remainder lot. The home will remain, and the orchard will continue to operate until the site is ready for development. The parcel is surrounded by a residential subdivision to the north and west, and orchards to the south and east. The project site also abuts a canal belonging to the Tulare Irrigation District to the east.

BACKGROUND INFORMATION

Existing General Plan Land Use Designation:	Low Density Residential
Existing County Zoning:	AE-20 (Exclusive Agriculture, 20 Acre Minimum Site Area)
Zoning upon annexation to City:	R-1-5 (Single-Family Residential 5,000 square foot minimum site area)
Surrounding General Plan & Land Use:	North: Caldwell Avenue / Four lane divided arterial street South: Residential Low Density / Agricultural Orchard East: Residential Low Density / Agricultural Orchard and one single-family home West: Future Ben Maddox alignment / Diamond Oaks Subdivision

Environmental Review: Initial Study / Mitigated Negative Declaration No. 2024-19
(State Clearinghouse 2024051257)

Special Districts: None

Site Plan Review: SPR No. 2023-225

RELATED PLANS & POLICIES

Please see attached summary of related plans and policies.

RELATED PROJECTS

None.

ADJACENT PROJECTS

Diamond Oaks Subdivision was a request to subdivide 55.9 acres of R-1-6 zoned property into a 180-lot Planned Residential Development (PRD). The PRD consisted of 168 single-family residential lots, 12 multi-family lots and six out-lots for the purpose of Landscaping and Lighting Lots. The project included the construction of 168 single-family residential homes, the construction of eight triplex units (24 total units) on eight lots, and the future construction of a large multi-family development on the remaining four lots abutting Caldwell Avenue. DR Horton is currently developing the single-family residential homes. The subdivision was approved by the Planning Commission on September 23, 2013.

PROJECT EVALUATION

Staff supports the annexation based on the project’s consistency with the Land Use Element of the General Plan. Specifically, Annexation No. 2024-02 will facilitate a new community on a 43.6-acre site in a manner that is consistent with the General Plan land use designations that exist within the project site and will complement existing development to the north and west.

Furthermore, staff recommends approval of Cameron Ranch Estates Tentative Subdivision Map No. 5598 based on the project’s consistency with the Land Use Element of the General Plan, the Zoning and Subdivision Ordinances, Housing Accountability Act (Government Code section 65589.5) and the Visalia Housing Element for approval of the tentative subdivision map. The subdivision map proposes to develop a parcel of land that is designated for residential development at a density prescribed in the 2030 Visalia General Plan.

Annexation No. 2024-02

The project proponents have filed an application to initiate annexation of the project site into the Visalia City limits. In addition to the project site, the final annexation area will include the two parcels at the immediate corner of Ben Maddox Way and Caldwell Avenue and acreage from the future Ben Maddox Way alignment south of Caldwell Avenue across the project frontage. The site will be pre-zoned to zoning that is consistent with the subject site’s corresponding land use designations. The annexation can be supported on the basis that the proposal is consistent with **Land Use Policy LU-P-21**, which allows for the annexation and development of residential land to occur within the Tier II Urban Development Boundary consistent with the City’s Land Use Diagram.

The site can be serviced with all the requisite utility and infrastructure available to serve the site upon development. Cities can approve tentative maps prior to final approval of the annexation by the local agency formation commission (i.e., LAFCO) but cannot approve a final subdivision or parcel map until after the land is annexed and the annexation is recorded through the Tulare County Recorder. Staff has included this requirement as conditions of approval in the Cameron Ranch Estates Tentative Subdivision Map No. 5598.

General Plan Consistency

Land Use Element Policies

The subdivision's design pattern and lot pattern consisting of a minimum lot size of 5,000 square feet is consistent with the site's Residential Low Density land use designation. The entire site has been designated for residential land uses since the adoption of the Visalia General Plan in 2014.

The subdivision is further consistent with General Plan **Land Use Policy LU-P-55**, which allows for residential development consistent with the Low Density Residential designation at a density range between 2 to 10 dwelling units per gross acre. The Cameron Ranch Estates subdivision is developing the site at a density of 4.08 units per acre, which is consistent with the density range as noted above.

Low Density Residential Land Use Designation

Land Use Policy LU-P-55 states: *"this designation is intended to provide for single-family subdivisions."* Compatibility with the surrounding area is required by the General Plan in the decision to approve the proposed subdivision. The proposed subdivision meets all codified standards contained in the Zoning and Subdivision Ordinances, as well as all General Plan policies pertaining to residential development. Staff finds that the proposed tentative subdivision map is compatible with existing residential development within the Low Density Residential land use designation situated south of East Caldwell Avenue and east of the future Ben Maddox Way street alignment.

Housing Accountability Act (Government Code section 66589.5)

The Housing Accountability Act (HAA) requires local agencies to approve housing developments that are consistent with applicable general plan, zoning, and subdivision standards, including design review, if they were in effect at the time that the housing development application was deemed complete. A local agency cannot disapprove a project or lower its density unless it finds by a preponderance of the evidence that the project would have a specific, adverse impact on public health or safety, and that there is no feasible way to mitigate or avoid the impact¹.

The project is considered to be consistent, compliant, and in conformity with the General Plan, Zoning Ordinance, and single-family residential development standards. The lots proposed for the Cameron Ranch Estates subdivision meet density standards for the Low Density Residential land use designation and will be compatible with surrounding developed residential areas. Furthermore, the subdivision will develop a network of local streets, improve adjacent arterial public roadways, and construct new arterial major street, thereby facilitating increased street connectivity to accommodate future growth areas.

¹ Gov. Code Section 65589.5(j)(1).

Development Standards

The Cameron Ranch Estates tentative subdivision map will develop per the codified standards contained in the Zoning Ordinance regarding lot size and setbacks for R-1-5 zoned property. Condition No. 7 is included requiring that the lot size for Lot 141 of the Cameron Ranch Tentative subdivision be increased to comply with the minimum 5,000 square foot requirement. The subdivision does not propose the utilization of small lots or private streets with this single-family residential subdivision.

The setbacks within the R-1-5 zone for lots 5,000 square feet or greater are as follows:

Minimum Lot Area	Front	Side	Street Side	Rear
5,000 sq. ft.	15-ft. to habitable space. 22-ft. to garage, except on curvilinear lots 20-ft. to garage.	5-ft.	10-ft.	25-ft. City standard rear yard setbacks are 25 feet with allowance for one-story structure to go to 20-feet subject to open space requirements.

Landscape and Lighting Assessment Districts

A Landscaping and Lighting District (LLD) will be required for the long-term maintenance of the out lots, which include blocks walls, streetlights, landscaping, and the pocket park amenities as noted on Exhibit "A". The block walls along street frontages will be similar to City standard block walls.

The block walls along the major street frontages will be typical City standard block walls. The block wall height shall be reduced to three feet where the block wall runs adjacent to the front yard setback along the front yard areas of the following residential lots: Lots 1, 8, 44, 80, 111, 137 and 138. The three-foot transition areas can be found between the corner residential lots and the local streets heading into the subdivision from either Caldwell Avenue or Ben Maddox Way. Staff has included Condition No. 9 to require the stepped down walls.

Traffic Circulation and Street Improvements

Street improvements to arterial and local roadways will be required within the project area. The full circulation plan for the entire project, including street cross sections, is shown in Exhibit "A", including the future culvert crossing and road extension east of the Tulare Irrigation canal. Street improvements will be completed in two phases, with the first phase of development to occur on the north portion of the project area.

Arterial Streets. **Ben Maddox Way** and **Caldwell Avenue** are designated 110-foot wide arterial streets with four travel lanes at full buildout. Ben Maddox Way is not constructed south of the Ben Maddox and Caldwell intersection. The development of the Cameron Ranch Estates subdivision will require the development of Ben Maddox Way which includes frontage improvements consisting of block wall, landscaping, sidewalk, parkway landscaping, street lights, curb, gutter, median island, and street paving. Curb and gutter exists on the west side of Ben Maddox Way which was constructed as part of the Diamond Oaks subdivision site improvements. In addition to the improvements to Ben Maddox Way across the subdivision's frontage, the developer of the subdivision will also construct street improvements (i.e., curb, gutter, parkway landscape and sidewalk) across the frontage of the property located on the immediate southeast corner of the

Ben Maddox / Caldwell intersection noted on the subdivision map as “Not A Part”. A cross-section of the Ben Maddox Way improvement is depicted on Exhibit “A”. Reimbursement for improvements to Ben Maddox Way that exceed the developers required obligations will be reimbursed back to the developer.

Caldwell Avenue improvements are part of the City’s Capital Improvement Program (CIP). The Caldwell Avenue widening project is managed by the City’s Capital Improvement Program Engineering Division who is overseeing the widening of Caldwell Avenue within the jurisdictional boundaries of Visalia while Tulare County staff is managing Caldwell /Ave. 280 widening in the County areas. The entire widening project includes the area from Highway 99 to the City of Exeter.

The City’s CIP project for Caldwell Avenue (Santa Fe to Lovers Lane) includes the construction of curb, gutter, street lights, 10-foot sidewalk, median island, street paving, and full signalization of the Ben Maddox/Caldwell intersection. The developer of the subdivision will be required to install landscaping and the block wall across the subdivision frontage. To facilitate timing of the Caldwell Avenue improvements, the developer of the subdivision shall coordinate with City staff. Presently, the CIP project plans are 95% complete and bidding for construction is anticipated for August of this year. In the unlikely event City’s Caldwell Avenue CIP is extensively delayed, the developer of the subdivision will be required to install all required Caldwell Avenue street improvements across their project frontage. This requirement is noted in the City’s Engineering Development Divisions Site Plan Review comments (SPR No. 2023-225), which are incorporated as conditions of project approval (Condition No. 1).

Local Streets. All local streets will be developed per the City’s 60-foot wide local street standard. The subdivision is conditioned to provide a local street connection to the east as depicted on Exhibit “A” to comply with the City’s superblock connectivity standard. The crossing of the Tulare Irrigation canal will require the installation of a culvert crossing. The installation of the culvert is not required at this time; however, the developer shall pay their fair share for the design and construction cost of the culvert structure. Future development to the east will require the culvert structure be installed to facilitate local street connectivity and will be reimbursed per the in-lieu fee collected. The in-lieu fee amount shall be established by the City’s Engineering and Building Director and/or their designee. This is included as Condition No. 3.

Infrastructure

Water Service: Staff has included Condition No. 5 that requires a valid Will Serve Letter from the California Water Service Company, prior to development of the subdivision.

Sanitary Sewer: The sewer system will have to be extended to the boundaries of the development where future connection and extension is anticipated. The sewer system will be sized in order to service the entire subdivision. The developer will be required to coordinate with City staff on design and construction requirements for the sanitary sewer. The sanitary sewer master plan for the entire development will be required to be submitted for review prior to approval of any portion of the system.

A sewer analysis, which is included in the attached Initial Study / Mitigated Negative Declaration, has been prepared for the site consistent based upon a request from the Public Works Department. After a thorough review of the analysis, the Wastewater Treatment Facility possesses the capacity to effectively accommodate this tier of development.

Storm Drainage: Currently, there is no storm drainage infrastructure south of Caldwell Avenue. The applicant has identified improvements to address storm-drainage infrastructure improvements. The plan is to require the use of a temporary onsite retention facility depicted in the southern area of the subdivision (see Exhibit “A”, Lots 9 through 17). The onsite basin is required because there is no regional basin designed and/or installed for the southeast area.

The stormwater master plan for the southeast area indicates the need for a series of regional detention basins; however, it is unlikely that such a stormwater management system could be constructed prior to this development due to the cost associated with developing the system for the southeast area. However, over time, it is anticipated that most if not all of the regional stormwater management system for the future southeast area will be constructed with combinations of capital improvement projects and incremental facilities construction.

Remainder Lot

The Cameron Ranch Estates Subdivision map (Exhibit “A”) identifies a remainder lot. Pursuant to the Subdivision Map Act section 66424.6, the subdivider may designate as a “Remainder” that portion of land, which is not divided for the purpose of sale, lease, or financing. If the subdivider elects to designate a remainder, the following requirements shall apply:

1. The designated remainder shall not be counted as a parcel for the purpose of determining whether a parcel or final map is required.
2. The fulfillment of construction requirements for improvements, including the payment of fees associated with any deferred improvements shall not be required.

The City’s CIP Caldwell project will construct the street frontage improvements across the Remainder.

Agricultural Preservation Ordinance Requirements

The 43.6-acre project site is in the City’s Tier II urban development boundary and is designated as Prime Farmland as defined per the Tulare County Farmland Mapping and Monitoring Program. As a result, the development of this site is subject to the City’s recently adopted Agricultural Preservation Ordinance. This code creates an Agricultural Preservation Ordinance (APO) to implement Visalia General Plan Land Use Policy LU-P-34.

The APO established a process for the required preservation of agricultural land through the acquisition of agricultural conservation easements or the payment of an in-lieu fee for projects subject to the provisions of the ordinance.

The developer of the project is subject to complying with the requirements of the adopted APO since the site is located with the Tier II urban development boundary. The preserved land obligation shall be calculated at a ratio of one acre of preserved land for each acre of converted land. Converted land acreage shall be calculated by determining the applicable project acreage less the acreage of exclusions. In addition, the preserved land obligation, as established in Section 18.04.070(A), shall be preserved through acquisition of an agricultural easement in accordance with Section 18.04.080, unless eligible for payment of an in-lieu fee in accordance with Section 18.04.090.

The preserved land obligation shall be satisfied prior to issuance of any permit directly authorizing or resulting in disturbance to the project site. Compliance of the ordinance is achieved when either the approved agricultural conservation easement has been recorded or the applicant has remitted the approved in-lieu fee to the qualified entity.

Subdivision Map Act Findings

California Government Code Section 66474 lists seven findings for which a legislative body of a city or county shall deny approval of a tentative map if it is able to make any of these findings. These seven “negative” findings have come to light through a recent California Court of Appeal decision (*Spring Valley Association v. City of Victorville*) that has clarified the scope of findings that a city or county must make when approving a tentative map under the California Subdivision Map Act.

Staff has reviewed the seven findings for a cause of denial and finds that none of the findings can be made for the proposed project. The seven findings and staff's analysis are below. Recommended findings in response to this Government Code section are included in the recommended findings for the approval of the tentative subdivision and tentative parcel map.

<u>GC Section 66474 Finding</u>	<u>Analysis</u>
(a) That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.	The proposed map has been found to be consistent with the City's General Plan. This is included as recommended Finding No. 1 of the Cameron Ranch Estates Tentative Subdivision Map No. 5598.
(b) That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.	The proposed design and improvement of the maps have been found to be consistent with the City's General Plan. This is included as recommended Finding No. 2 of the Cameron Ranch Estates Tentative Subdivision Map No. 5598.
(c) That the site is not physically suitable for the type of development.	The site is physically suitable for the proposed maps and its affiliated development plan, which is designated as Low Density Residential, and is developed at a density that is within the allowed range of the specified land use designation. This is included as recommended Finding No. 3 of the Cameron Ranch Estates Tentative Subdivision Map No. 5598.
(d) That the site is not physically suitable for the proposed density of development.	The site is physically suitable for the proposed map, which is designated as Low Density Residential. This is included as recommended Finding No. 4 of the Cameron Ranch Estates Tentative Subdivision Map No. 5598.
(e) That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.	The proposed design and improvements of the map have not been found likely to cause environmental damage or substantially and avoidably injure fish or wildlife or their habitat. This finding is further supported by the project's determination of no new effects under the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), included as recommended Finding No. 7 of the Cameron Ranch Estates Tentative Subdivision Map No. 5598.
(f) That the design of the subdivision or type of improvements is likely to cause serious public health problems.	The proposed design of the map has been found to not cause serious public health problems. This is included as recommended Finding No. 2 of the Cameron Ranch Estates Tentative Subdivision Map No. 5598.
(g) That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.	The proposed design of the map does not conflict with any existing or proposed easements located on or adjacent to the subject property. This is included as recommended Finding No. 4 of the

	Cameron Ranch Estates Tentative Subdivision Map No. 5598.
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Environmental Review

An Initial Study and Mitigated Negative Declaration were prepared for the proposed project. Initial Study and Mitigated Negative Declaration No. 2024-19 (State Clearinghouse 2024051257) disclosed that environmental impacts are determined to be less than significant with the incorporation of mitigation to address significant impacts to the following resources:

- One (1) mitigation measure pertaining to Agricultural and Forestry Resources to mitigate impacts for loss of Prime Farmland and Farmland of Statewide Importance on a 1:1 ratio.
- Two (2) mitigation measures pertaining to Biological Resources to reduce impacts of the Project to special-status wildlife species.
- Two (2) mitigation measures pertaining to Cultural Resources to reduce the impacts of the Project on the potential of exposing historical or archaeological materials during construction.
- Three (3) mitigation measures pertaining to Hydrology and Water Quality to address impacts to surface and groundwater resources

A 20-day review and comment period through the State Clearing House for the Initial Study began on May 30, 2024, and ended on June 19, 2024.

The City received one comment letter in response to the Initial Study / Mitigated Negative Declaration circulated for this project. This letter was shared with the project applicant. The letter was received from the Department of Toxic Substances Control (DTSC) and is included with the Initial Study / Mitigated Negative Declaration. Upon reviewing the letter with the project applicant, the applicant provided a copy of the Phase 1 Environmental Site Assessment, which was performed by Krazan & Associates, Inc. on July 13, 2022. The results of the Phase 1 noted that no Recognized Environmental Conditions (RECs) were identified. In addition, no structures, mixing/loading/storage, drainage ditches, farmhouses, outbuildings, smudge pots, or any other chemical of concerns were identified on the site. To further address the comments raised in DTSC’s letter the following condition no. 4 is incorporated in the project’s conditions of approval as follows:

- a. That prior to site disturbance, the developer/homebuilder will consult with Krazan & Associates, Inc. on recommendation for obtaining soil samples to test for OCP’s and arsenic. If suggested to be performed, developer/homebuilder shall have Krazan & Associates, Inc. perform the soil sampling per *Interim Guidance for Sampling Agricultural Properties from DTSC*. The developer/homebuilder shall provide the Planning and Community Preservation Director with a copy of all correspondence between the developer/homebuilder and Krazan & Associates, Inc. that details the required direction/recommendation on soil samples to test for OCP’s and arsenic.
- b. All imported soil and fill material shall be tested to ensure that any contaminants are with DTSC’s and the US Environmental Protection Agency’s (USEPA’s) Regional Screening Levels (RSLs).

Based on the letter and the inclusion of the two additional project conditions as noted above, the City concludes that the findings and conclusions of the Initial Study / Mitigated Negative Declaration are still applicable. No other formal comments were received as of the publication of this report.

RECOMMENDED FINDINGS

Annexation No. 2024-02

1. That the Annexation is consistent with the intent of the General Plan and Zoning Ordinance, and is not detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed Annexation, which will re-designate 46.01 acres of AE-20 (Agricultural Exclusive 20-acre) County zone district to R-1-5 (Single-family Residential, 5,000 square foot minimum lot size) zone will not impose new land uses or development that will adversely affect the subject site or adjacent properties.
3. That the parcel is not located within an Agricultural Preserve.
4. That the parcel will be annexed into Voting District 2 per the Council Election Voting District Map.
5. That an Initial Study was prepared for this project, consistent with CEQA, which disclosed that environmental impacts are determined to be not significant and that Mitigated Negative Declaration No. 2024-19 (State Clearinghouse 2024051257), is hereby adopted. Furthermore, the design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat.

Cameron Ranch Estates Tentative Subdivision Map No. 5598

1. That the proposed location and layout of the Cameron Ranch Estates Tentative Subdivision Map No. 5598, its improvement and design, and the conditions under which it will be maintained, is consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance. The 43.6-acre project site, which is the site of the proposed 178 lot single-family residential subdivision, is consistent with Land Use Policy LU-P-19 of the General Plan. Policy LU-P-19 states “ensure that growth occurs in a compact and concentric fashion by implementing the General Plan’s phased growth strategy”.
2. That the proposed Cameron Ranch Estates Tentative Subdivision Map No. 5598, its improvement and design, and the conditions under which it will be maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity, nor is it likely to cause serious public health problems. The project site is adjacent to existing residential development to the west, and development standards contained within the City’s Zoning Ordinance ensure consistency in the development pattern for this project and the surrounding area.
3. That the site is physically suitable for the proposed tentative subdivision map. The project is consistent with the intent of the General Plan, Zoning Ordinance and Subdivision Ordinance, and is not detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity. The project site is adjacent to land zoned for residential development, and the subdivision itself is designated as Low Density Residential, and developed at a density that is within the allowed range for Low Density Residential development.

4. That the site is physically suitable for the proposed tentative subdivision map and the project's density, which is consistent with the proposed Low Density Residential General Plan Land Use Designation while being developed at 4.08 dwelling units per gross acre. The design of the proposed subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. The 178-lot subdivision is designed to comply with the City's Engineering Improvement Standards. Areas of dedication will be obtained as part of the tentative map recording for new street improvements, including the construction of curb, gutter, curb return, sidewalk, parkway landscaping, and pavement.
5. That the proposed location of the tentative subdivision map is in accordance with the Visalia General Plan and the objectives of the Zoning and Subdivision Ordinances. The proposed location of the subdivision is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located. Multiple General Plan policies identify the implementation of development standards to ensure that new single-family residential development will contribute to positive land use compatibility. The size of the property combined with the number of residential lots proposed is consistent and compatible with existing surrounding residential development. The proposed project will result in the creation of new single-family residential developments at a density of 4.08 units per acre, which is consistent with General Plan land use designation of Low Density Residential and the R-1-5 zoning designation that will be applied to the site when annexed into the city limits.
6. That there is no evidence that the project would cause quantifiable significant unavoidable impacts on public health and safety. The project is consistent, compliant, and in conformity with the General Plan, Zoning Ordinance and development standards. The Housing Accountability Act (Government Code Section 66589.5) requires local agencies to approve housing developments that are consistent with applicable, objective general plan, zoning, and subdivision standards and criteria, including design review standards, in effect at the time that the housing development project's application is determined to be complete. A local agency cannot disapprove a project or lower its density unless it finds by a preponderance of the evidence that the project would have a specific, adverse impact on public health or safety, and there is no feasible way to mitigate or avoid the impact.
7. That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat.
8. That an Initial Study was prepared for this project, consistent with CEQA, which disclosed that environmental impacts are determined to be not significant and that Mitigated Negative Declaration No. 2024-19 (State Clearinghouse 2024051257), is hereby adopted. Furthermore, the design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat.

RECOMMENDED CONDITIONS

Annexation No. 2024-02

1. Upon annexation, the territory shall be zoned R-1-5 (Single-family Residential, 5,000 square feet minimum lot size) zone, consistent with the underlying General Plan land use designation of Residential Low Density.
2. That the applicant(s) enter into a Pre-Annexation Agreement with the City which memorializes the required fees, policies, and other conditions applicable to the annexation. The draft Pre-Annexation Agreement is attached herein as Attachment “B” of Resolution No. 2024-21. The agreement is subject to final approval by the City Council of the City of Visalia.

Cameron Ranch Estates Tentative Subdivision Map No. 5598

1. That the subdivision map be developed in substantial compliance with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan Review No. 2023-225 incorporated herein by reference.
2. That the Cameron Ranch Estates Tentative Subdivision Map No. 5598 be prepared in substantial compliance with the subdivision map in Exhibit “A”.
3. That the developer shall pay their fair share for the design and construction cost of the culvert structure that will be required to be installed across the Tulare Irrigation ditch when development to the east requires this structure to be installed to facilitate local street connectivity. The in-lieu fee amount shall be determined by the City’s Engineering and Building Director and/or their designee.
4. That the Mitigation Monitoring and Reporting Program and its mitigation measures adopted with the Initial Study / Mitigated Negative Declaration No. 2024-19 (State Clearinghouse 2024051257) and all conditions of the Cameron Ranch Estates Tentative Subdivision Map No. 5598, including the following conditions in response to DTSC’s comment letter be met during construction and upon final occupancy and ongoing operation of the project:
 - a. That prior to site disturbance, the developer/homebuilder will consult with Krazan & Associates, Inc. on recommendation for obtaining soil samples to test for OCP’s and arsenic. If suggested to be performed, developer/homebuilder shall have Krazan & Associates, Inc. perform the soil sampling per *Interim Guidance for Sampling Agricultural Properties from DTSC*. The developer/homebuilder shall provide the Planning and Community Preservation Director with a copy of all correspondence between the developer/homebuilder and Krazan & Associates, Inc. that details the required direction/recommendation on soil samples to test for OCP’s and arsenic.
 - b. All imported soil and fill material shall be tested to ensure that any contaminants are with DTSC’s and the US Environmental Protection Agency’s (USEPA’s) Regional Screening Levels (RSLs).
5. That prior to the issuance of approved subdivision improvement plans or any residential building permit on the site, a valid Will Serve Letter from the California Water Service Company shall be obtained.
6. That approval of the Cameron Ranch Estates Tentative Subdivision Map No. 5598 shall not become effective unless Annexation No. 2024-02, placing the project site within the corporate limits of the City of Visalia, is approved by the Tulare County Local Agency Formation Commission (LAFCO) and is fully executed to include all conditions contained in the Pre-Annexation Agreement for Annexation No. 2024-02.

7. That the lot area for Lot 141 be increased to 5,000 square feet to meet the minimum lot area for R-1-5 zoned lots.
8. That the setbacks for the single-family residential lots shall comply with the R-1-5 (Single-Family Residential 5,000 sq. ft. min. site area) zone district standards for the front, side, street side yard, and rear yard setbacks.

Minimum Lot Area	Front	Side	Street Side	Rear
5,000 sq. ft.	15-ft. to habitable space. 22-ft. to garage, except on curvilinear lots 20-ft. to garage.	5-ft.	10-ft.	25-ft. City standard rear yard setbacks are 25 feet with allowance for one-story structure to go to 20-feet subject to open space requirements.

9. That the block walls located within the Landscape and Lighting District lots shall transition to three-foot height within the 15-foot front yard setback areas of the adjoining residential identified as Lots 1, 8, 44, 80, 111, 137, and 138 of the Cameon Ranch Estates Tentative Subdivision Map No. 5598 (Exhibit "A").
10. That the developer shall inform and have future homeowners of the Cameron Ranch Estates subdivision sign and acknowledge Tulare County's "Right to Farm" Ordinance. This informs future residential owners that the farming operation located to the south, which is located in the County, is protected and cannot be declared a nuisance if operating in a manner consistent with proper and accepted customs and standards.
11. That all applicable federal, state, regional, and city policies and ordinances be met.

APPEAL INFORMATION

Annexation No. 2024-02

For the Annexation, the Planning Commission's recommendation is advisory only. The final decision will be made by the Visalia City Council following a public hearing. Therefore, the Planning Commission's recommendation in this matter is not appealable.

Cameron Ranch Estates Tentative Subdivision Map No. 5598

According to the City of Visalia Subdivision Ordinance Section 16.28.080, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal with applicable fees shall be in writing and shall be filed with the City Clerk at 220 North Santa Fe St., Visalia, CA, 93292. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the City's website at:

https://www.visalia.city/government/committees/planning_commission/default.asp.

Attachments:

- Related Plans and Policies
- Resolution No. 2024-21 – Annexation No. 2024-02
 - Attachment “A” – Annexation Area
 - Attachment “B” – Annexation Agreement
- Resolution No. 2024-20 – Cameron Ranch Estates Tentative Subdivision Map No. 5598
- Exhibit "A" – Cameron Ranch Estates Tentative Subdivision Map No. 5598
- Exhibit “B” – Annexation Area
- Initial Study Mitigated Negative Declaration No. 2024-19
- Letter from Department of Toxic Substances Control (DTSC) dated June 13, 2024
- Response Letter from Project Applicant dated June 19, 2024
- Phase 1 Environmental Site Assessment Report dated July 13, 2022
- Site Plan Review Item No. 2023-225
- General Plan Land Use Map
- Zoning Map
- Aerial Map
- Location Map

RELATED PLANS AND POLICIES

General Plan and Zoning: The following General Plan and Zoning Ordinance policies apply to the proposed project:

General Plan Land Use Policies:

- LU-P-19:** Ensure that growth occurs in a compact and concentric fashion by implementing the General Plan's phased growth strategy. The General Plan Land Use Diagram establishes three growth rings to accommodate estimated City population for the years 2020 and 2030. The Urban Development Boundary I (UDB I) shares its boundaries with the 2012 city limits. The Urban Development Boundary II (UDB II) defines the urbanizable area within which a full range of urban services will need to be extended in the first phase of anticipated growth with a target buildout population of 178,000. The Urban Growth Boundary (UGB) defines full buildout of the General Plan with a target buildout population of 210,000. Each growth ring enables the City to expand in all four quadrants, reinforcing a concentric growth pattern.
- LU-P-21:** Allow annexation and development of residential, commercial, regional retail, and industrial land to occur within the Urban Development Boundary (Tier II) and the Urban Growth Boundary (Tier III) consistent with the City's Land Use Diagram, according to the following phasing thresholds:
- "Tier II": Tier II supports a target buildout population of approximately 178,000. The expansion criteria for land in Tier II is that land would only become available for development when building permits have been issued in Tier I at the following levels, starting from April 1, 2010:

Residential: after permits for 5,850 housing units have been issued.

- LU-P-55:** Update the Zoning Ordinance to reflect the Low Density Residential designation on the Land Use Diagram for development at 2 to 10 dwelling units per gross acre, facilitating new planned neighborhoods and infill development in established areas. This designation is intended to provide for single-family detached housing with densities typical of single-family subdivisions. Duplex units, townhouses, and small-lot detached housing may be incorporated as part of Low Density Residential developments. Development standards will ensure that a desirable single-family neighborhood character is maintained.

Zoning Ordinance Chapter 17.12 R-1 SINGLE-FAMILY RESIDENTIAL ZONE

17.12.010 Purpose and intent.

In the R-1 single-family residential zones (R-1-5, R-1-12.5, and R-1-20), the purpose and intent is to provide living area within the city where development is limited to low density concentrations of one-family dwellings where regulations are designed to accomplish the following: to promote and encourage a suitable environment for family life; to provide space for community facilities needed to compliment urban residential areas and for institutions that require a residential environment; to minimize traffic congestion and to avoid an overload of utilities designed to service only low density residential use.

17.12.015 Applicability.

The requirements in this chapter shall apply to all property within R-1 zone districts.

17.12.050 Site area.

The minimum site area shall be as follows:

Zone	Minimum Site Area
R-1-5	5,000 square feet
R-1-12.5	12,500 square feet
R-1-20	20,000 square feet

A. Each site shall have not less than forty (40) feet of frontage on the public street. The minimum width shall be as follows:

Zone	Interior Lot	Corner Lot
R-1-5	50 feet	60 feet
R-1-12.5	90 feet	100 feet
R-1-20	100 feet	110 feet

B. Minimum width for corner lot on a side on cul-de-sac shall be eighty (80) feet, when there is no landscape lot between the corner lot and the right of way.

17.12.060 One dwelling unit per site.

In the R-1 single-family residential zone, not more than one dwelling unit shall be located on each site, with the exception to Section 17.12.020(J).

17.12.080 Front yard.

A. The minimum front yard shall be as follows:

Zone	Minimum Front Yard
R-1-5	Fifteen (15) feet for living space and side-loading garages and twenty-two (22) feet for front-loading garages or other parking facilities, such as, but not limited to, carports, shade canopies, or porte cochere. A Porte Cochere with less than twenty-two (22) feet of setback from property line shall not be counted as covered parking, and garages on such sites shall not be the subject of a garage conversion.
R-1-12.5	Thirty (30) feet
R-1-20	Thirty-five (35) feet

B. On a site situated between sites improved with buildings, the minimum front yard may be the average depth of the front yards on the improved site adjoining the side lines of the site but need not exceed the minimum front yard specified above.

C. On cul-de-sac and knuckle lots with a front lot line of which all or a portion is curvilinear, the front yard setback shall be no less than fifteen (15) feet for living space and side-loading garages and twenty (20) feet for front-loading garages.

17.12.090 Side yards.

A. The minimum side yard shall be five feet in the R-1-5 and R-1-12.5 zone subject to the exception that on the street side of a corner lot the side yard shall be not less than ten feet and twenty-two (22) feet for front loading garages or other parking facilities, such as, but not limited to, carports, shade canopies, or porte cocheres.

B. The minimum side yard shall be ten feet in the R-1-20 zone subject to the exception that on the street side of a corner lot the side yard shall be not less than twenty (20) feet.

C. On a reversed corner lot the side yard adjoining the street shall be not less than ten feet.

D. On corner lots, all front-loading garage doors shall be a minimum of twenty-two (22) feet from the nearest public improvement or sidewalk.

E. Side yard requirements may be zero feet on one side of a lot if two or more consecutive lots are approved for a zero lot line development by the site plan review committee.

F. The placement of any mechanical equipment, including but not limited to, pool/spa equipment and evaporative coolers shall not be permitted in the five-foot side yard within the buildable area of the lot, or within five feet of rear/side property lines that are adjacent to the required side yard on adjoining lots. This provision shall not apply to street side yards on corner lots, nor shall it prohibit the surface mounting of utility meters and/or the placement of fixtures and utility lines as approved by the building and planning divisions.

17.12.100 Rear yard.

In the R-1 single-family residential zones, the minimum yard shall be twenty-five (25) feet, subject to the following exceptions:

- A. On a corner or reverse corner lot the rear yard shall be twenty-five (25) feet on the narrow side or twenty (20) feet on the long side of the lot. The decision as to whether the short side or long side is used as the rear yard area shall be left to the applicant's discretion as long as a minimum area of one thousand five hundred (1,500) square feet of usable rear yard area is maintained. The remaining side yard to be a minimum of five feet.
- B. Accessory structures not exceeding twelve (12) feet may be located in the required rear yard but not closer than three feet to any lot line provided that not more than twenty (20) percent of the area of the required rear yard shall be covered by structures enclosed on more than one side and not more than forty (40) percent may be covered by structures enclosed on only one side. On a reverse corner lot an accessory structure shall not be located closer to the rear property line than the required side yard on the adjoining key lot. An accessory structure shall not be closer to a side property line adjoining key lot and not closer to a side property line adjoining the street than the required front yard on the adjoining key lot.
- C. Main structures may encroach up to five feet into a required rear yard area provided that such encroachment does not exceed one story and that a usable, open, rear yard area of at least one thousand five hundred (1,500) square feet shall be maintained. Such encroachment and rear yard area shall be approved by the city planner prior to issuing building permits.

17.12.110 Height of structures.

In the R-1 single-family residential zone, the maximum height of a permitted use shall be thirty-five (35) feet, with the exception of structures specified in Section 17.12.100(B).

17.12.120 Off-street parking.

In the R-1 single-family residential zone, subject to the provisions of Chapter 17.34.

17.12.130 Fences, walls and hedges.

In the R-1 single-family residential zone, fences, walls and hedges are subject to the provisions of Section 17.36.030.

RESOLUTION NO. 2024-21

A RESOLUTION BY THE PLANNING COMMISSION OF THE CITY OF VISALIA RECOMMENDING APPROVAL OF ANNEXATION NO. 2024-02: A REQUEST TO ANNEX 46.01 ACRES, LOCATED WITHIN THE CITY OF VISALIA URBAN DEVELOPMENT BOUNDARY TIER II, INTO THE VISALIA CITY LIMITS. THE ANNEXATION REQUEST INCLUDES AUTHORIZING THE DETACHMENT FROM COUNTY SERVICE AREA NO. 1 IN ACCORDANCE WITH STATE AND COUNTY REQUIREMENTS AND AUTHORIZING THE CITY MANAGER TO SIGN AND ENTER INTO A PRE-ANNEXATION AGREEMENT. THE PROJECT IS LOCATED ON THE SOUTH SIDE OF EAST CALDWELL AVENUE BETWEEN THE FUTURE SOUTH BEN MADDOX WAY ALIGNMENT AND SOUTH PINKHAM STREET
(APNS: 124-010-005 AND 124-010-007)

WHEREAS, the project proponents approve to initiate proceedings for annexation to said city of territory described on the attached legal description and annexation map included as Attachment “A” of this resolution; and

WHEREAS, the proponent desires to annex said territory to the City of Visalia for the following reasons: 1) The annexation will contribute to and facilitate orderly growth and development of both the City and the territory proposed to be annexed; 2) The annexation will facilitate and contribute to the proper and orderly layout, design and construction of streets, gutters, sanitary and storm sewers and drainage facilities, both within the City and within the territory proposed to be annexed; and 3) The annexation will provide and facilitate proper overall planning and zoning of lands and subdivision of lands in said City and said territory in a manner most conducive of the welfare of said City and said territory; and

WHEREAS, this proposal is made pursuant to the Cortese-Knox-Hertzburg Local Government Reorganization Act of 2000, commencing with Section 56000 of the Government Code of the State of California; and

WHEREAS, a portion of the territory proposed to be annexed is inhabited; and

WHEREAS, the territory proposed to be annexed is located in Voting District 2 as identified in the Election District Map adopted by the City Council on February 22, 2022, per Resolution No. 2022-11; and

WHEREAS, an Initial Study was prepared which disclosed that environmental impacts are determined to be less than significant with the incorporation of mitigation to address significant impacts; and,

WHEREAS, the Planning Commission of the City of Visalia, after a duly published notice, did reviewed this proposal and hold a public hearing on June 24, 2024, and found it to be consistent with the General Plan.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Visalia recommends that the City Council approve Annexation No. 2024-02, and makes the following specific findings with regards to the project:

1. That the Annexation is consistent with the intent of the General Plan and Zoning Ordinance, and is not detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed Annexation, which will re-designate 46.01-acres of AE-20 (Agricultural Exclusive 20-acre) County zone district to R-1-5 (Single-family Residential, 5,000 square feet minimum lot size) zone will not impose new land uses or development that will adversely affect the subject site or adjacent properties.
3. That the parcel is not located within an Agricultural Preserve.
4. That the parcel will be annexed into Voting District 2 per the Council Election Voting District Map.
5. That an Initial Study was prepared for this project, consistent with CEQA, which disclosed that environmental impacts are determined to be not significant and that Mitigated Negative Declaration No. 2024-19, is hereby adopted. Furthermore, the design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission recommends that the City Council adopt Mitigated Negative Declaration No. 2024-19 prepared for Annexation No. 2024-02 and Cameron Ranch Estates Tentative Subdivision Map No. 5598 consistent with the California Environmental Quality Act and City of Visalia Environmental Guidelines.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Visalia recommends approval to the City Council of the Annexation described herein, subject to the following conditions:

1. Upon annexation, the territory shall be zoned R-1-5 (Single-family Residential, 5,000 square feet minimum lot size) zone, consistent with pre-zoning designated by the General Plan Land Use Map of Residential Low Density.
2. That the applicant(s) enter into a Pre-Annexation Agreement with the City which memorializes the required fees, policies, and other conditions applicable to the annexation. The draft Pre-Annexation Agreement is attached herein as Attachment "B" of Resolution No. 2024-21. The agreement is subject to final approval by the City Council of the City of Visalia.

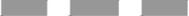
ANNEXATION NO. 2024-02

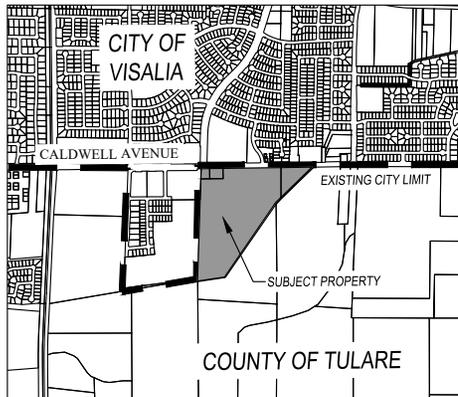
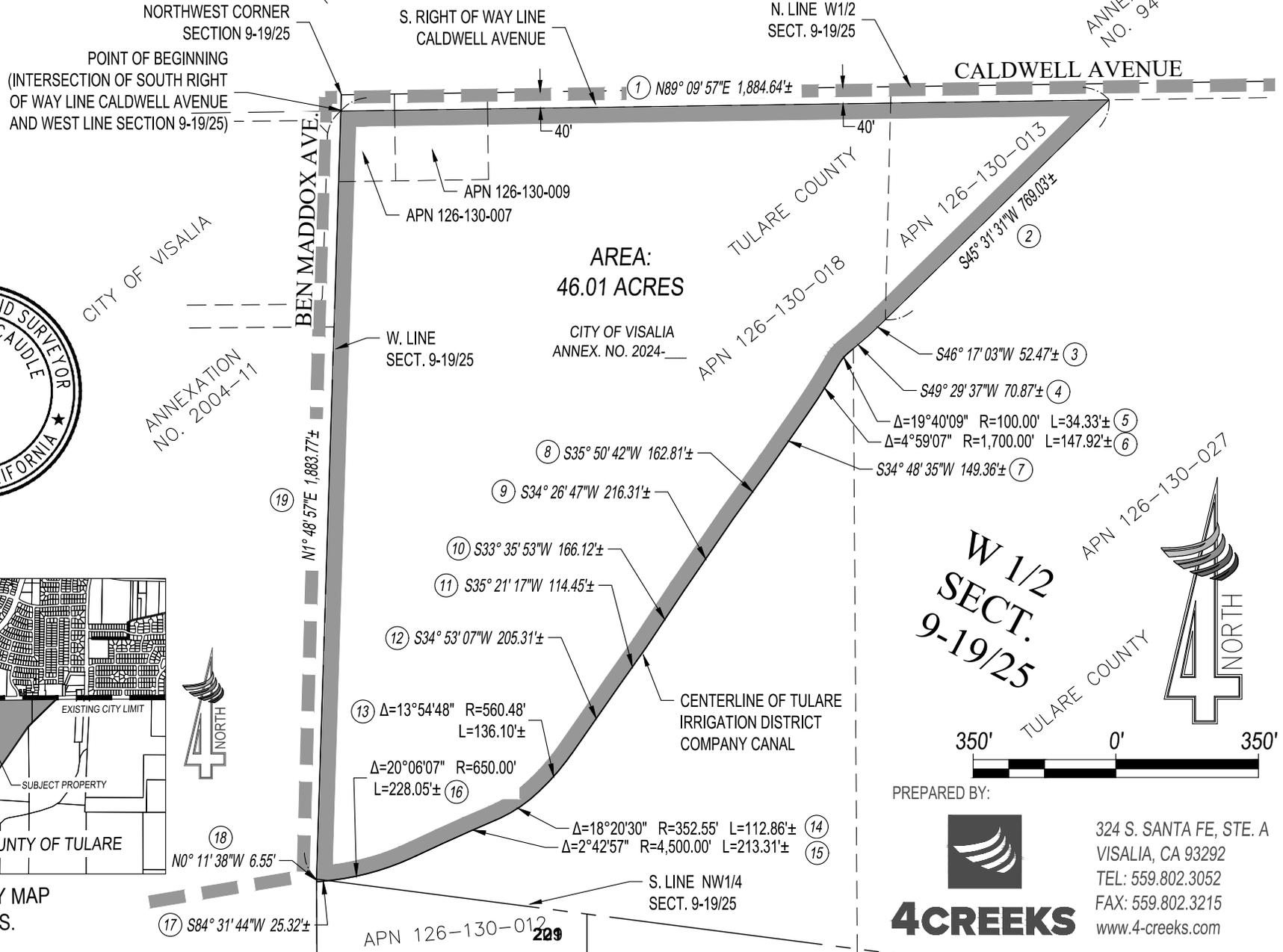
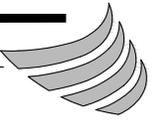
CITY OF VISALIA - EFFECTIVE:

THAT PORTION OF THE WEST HALF
OF SECTION 9. T. 19 S., R. 25 E.,
M.D.B.&M., IN THE COUNTY OF
TULARE, STATE OF CALIFORNIA

Attachment "A"

LEGEND

-  ANNEXATION BOUNDARY
-  EXISTING CITY LIMITS



PREPARED BY:



4CREEKS

324 S. SANTA FE, STE. A
VISALIA, CA 93292
TEL: 559.802.3052
FAX: 559.802.3215
www.4-creeks.com

Attachment "B"

Pre-Annexation Agreement

This Pre-Annexation Agreement ("Agreement") is made and entered into this [redacted] day of [redacted], 2024, by and among the City of Visalia, a charter law city ("City") and Lauren Twigge and Bernard Te Velde, (hereinafter "Owners"):

RECITALS

WHEREAS, Owners are the record owners of a portion of property, currently located in the unincorporated area of the County of Tulare, legally described in Exhibit "A" and depicted in Exhibit "B", which are attached hereto and incorporated herein by reference (hereinafter referred to as the "Property"); and

WHEREAS, the Property is adjacent to and contiguous to the existing corporate boundary of the City, but is not situated within the limits of any municipality; and

WHEREAS, Owners desires to have the Property annexed to the City and to have the Property zoned as R-1-5 (Single Family Residential, 5,000 sq. ft. minimum), which would permit the Property to be used for Residential Low Density use; and

WHEREAS, the Property consists of approximately 43.6 acres, and one electors reside thereon; and

WHEREAS, proper applications have been filed with the City for approval of the annexation and tentative subdivision map as may be required for the Property; and

WHEREAS, the City has, by a resolution requesting initiation of proceedings to annex territory ("Resolution") adopted on [redacted], 2024, initiated proceedings to annex the Property; and

WHEREAS, finding adoption of Resolution No. 2024-[redacted] initiating annexation requires entry into this Annexation Agreement prior to the City submitting an application to the Local Area Formation Commission to commence the proposed annexation; and

WHEREAS, Owners acknowledges that during the term of this Agreement the Property will be subject to all ordinances, resolutions, and other regulations of the City, as they may be amended from time to time, as well as state and federal statutes and regulations, as they may be amended.

WHEREAS, the City is authorized by its police powers to protect the health, safety and welfare of the community, and is entering into this Agreement and executing such authority for said purpose; and

WHEREAS, nothing contained in this Agreement shall constitute a waiver of the City's legislative, governmental, or police powers to promote and protect the health, safety and welfare of the City and its inhabitants, nor shall this Agreement prohibit the enactment or increase by town of any tax, fee, or charge.

NOW, THEREFORE, in consideration of the above Recitals and the following Covenants, it is agreed by and between the parties as follows:

I. AGREEMENT

- A. Parties. The parties to this Agreement are the City and Owners.
- B. Incorporation of Recitals. The parties confirm and incorporate the foregoing Recitals into this Agreement.
- C. Purpose/Limits of Agreement. A specific purpose of this Agreement is to set forth specific terms and conditions of annexation of the Property to City.

II. TERMS AND CONDITIONS OF ANNEXATION; PURPOSE OF AGREEMENT

Generally, each party to this Agreement is benefited and burdened by detachment from the County and annexation to the City. Owners will obtain a variety of services from City and City will obtain additional tax revenues. City has adopted ordinances, regulations, and policies concerning design, improvement, construction, development and use of property within the City. Nothing contained in this Agreement shall constitute a waiver of City's legislative, governmental, or police powers to promote and protect the health, safety, and welfare of City and its inhabitants, nor shall this Agreement prohibit the enactment or increase by City of any tax or fee. The purpose of this Agreement is to spell out additional conditions to which Owners will be subject following annexation and prior to development within the City due to the burden placed on City by Owners desired annexation:

- A. Water Acquisition Policy: Although City's current water service provider, California Water Service, continues to issue will-serve letters, City's Council is aware of the steadily decreasing level of water in the City's underground water aquifers and has determined that increasing development is contributing to this serious problem. Therefore, City's Council has studied the issue and investigated possible solutions in order that it may continue to assure citizens that there will be water available to serve the community's needs. City's Council is actively engaged in water replenishment activities with the Kaweah Delta Water Conservation District and it has adopted a policy, as set forth in Chapter 16.54 of the Visalia Municipal Code, which requires annexation applicants to convey title to water rights to City upon annexation and/or to pay a fee to City (pursuant to an adopted fee schedule) so that City may acquire water for groundwater replenishment and storage in order

to serve new development that comes with annexation, including development of the Property (the "Water Acquisition Policy"). Therefore, Owners agrees that, at the time that LAFCO issues a Certificate of Completion finalizing the annexation (and upon the running of all applicable statutes of limitation related thereto), Owners will comply with the Water Acquisition Policy by entering into an agreement with City to either (i) convey to City those water rights vested in the Property, if any, (ii) agree to pay City a fee in lieu thereof, (iii) agree to some combination of an in lieu fee payment and water right conveyance, or (iv) to comply by any other method allowed by the Water Acquisition Policy, provided that such agreement includes a condition precedent requiring City's water supplier to agree to serve the Property with potable water in amount sufficient to meet Owners reasonably anticipated total water demand for the Property, as determined by a valid water supply assessment prepared pursuant to California Water Code § 10910 *et seq.* No post-annexation permit or entitlement approvals concerning the Property will be issued by City unless and until Owners comply with the Water Acquisition Policy in a manner consistent with this subsection II(A). Owners agree that it shall identify all water rights which, to the best of Owners knowledge, have been used by Owners or its agents in connection with the Property, regardless of whether they are considered "vested" in the Property, and shall comply with the Water Acquisition Policy by entering into an agreement with City to convey such rights, if any, to City. City shall cooperate with Owners in valuing such water rights for the purposes of determining the amount of offset to be applied against the in-lieu fee as required pursuant of the Water Acquisition Policy. Owners further agrees that City shall have first right of refusal in acquiring upon mutually acceptable terms any water rights that Owners own that may be in addition to those required to meet Owners obligations under the Water Acquisition Policy. City agrees that water rights need not be conveyed and in lieu fees shall not be made payable until City's issuance of a building permit covering the Property and, in the event Owners apply to City for its approval of multiple building permits covering the Property, City agrees such water rights conveyance or fee payment obligation shall be allocated on a pro rata basis to each phase of development covered by each building permit, with conveyance of water rights or payment to be made on a per building permit basis upon City's issuance of each building permit covering the Property.

- B. General Plan Maintenance Fee: On June 21, 2004, the City adopted (by Resolution 2004-63, as corrected) a General Plan Maintenance Fee. Owners agree that, at the time LAFCO issues a Certificate of Completion finalizing the annexation (and upon the running of all applicable statutes of limitation related thereto), Owners will enter into an agreement with City to pay the General Plan Maintenance Fee in an amount equal to \$477 per acre and no post-annexation permit or entitlement approvals concerning the Property will be issued unless and until said agreement is executed. City agrees that such fee shall not be made payable until City's issuance of one or more building permits covering the Property and, in the event Owners apply to City for its approval of multiple building

permits covering the Property, City agrees such fee payment obligation shall be allocated on a pro rata basis to each phase of development covered by each building permit, with payment to be made on a per building permit basis upon City's issuance of each building permit covering the Property. Owners satisfaction of its obligations under this Section II(B) will satisfy any and all of Owners obligations related to and arising under the General Plan Maintenance Fee.

- C. Plan For Providing Services. The parties agree to cooperate in, and to take such actions as may be necessary to ensure, the diligent preparation of a Plan For Providing Services to the Property, to be submitted to LAFCO along with City's annexation application, in accordance with Cortese-Knox-Hertzberg Act requirements.

Developer understands and agrees that building permits and other entitlements for development on the Property will not be issued unless and until each and every condition herein is met.

III. TERM

The term of this Agreement shall become effective when fully executed by the parties hereto (the "Effective Date") and continue for a period of twenty (20) years. This Agreement shall terminate if (a) the annexation proceedings are terminated for any reason; or (b) the completion of the annexation (recording of a Certificate of Completion) does not occur on or before one (1) year from the Effective Date. Any indemnification provision included herewith shall survive termination and continue until expiration of the statute of limitations applicable to the subject matter thereof.

IV. DEFAULT, REMEDIES AND ENFORCEMENT

In the event of breach or default of any term, condition, covenant or obligation of this Agreement by either party, the other party may exercise any rights available at law or in equity, including an action for specific performance or other injunctive relief, and all such remedies shall be cumulative. This Agreement shall be enforceable, unless lawfully terminated or cancelled, by any party to the Agreement or any party's successor in interest, notwithstanding any subsequent changes in any applicable law adopted by the City which alters or amends the laws, ordinances, resolutions, rules or policies frozen by this Agreement.

V. INDEMNIFICATION

Owners agree to indemnify and hold harmless City and the City's officers, employees, agents, and contractors, from and against all liability, claims, causes of actions, and demands, including attorney's fees and court costs, which arise out of or are in any manner connected with this Agreement or its operation, or with any other action annexation or other action determined necessary or desirable by the City in order to effectuate the annexation of Owners property, or which are in any manner connected with the City's

enforcement of this Agreement. Owners further agree to investigate, handle, respond to, and to provide defense for and defend against or at the City's option to pay the attorney's fees and court costs, which arise out of or are in any manner connected with this Agreement or its operation.

VI. MISCELLANEOUS

- a. Binding Effect/Covenants to Run With Land. The Parties hereto agree to be bound by this Agreement. This Agreement shall be binding upon and shall inure to the benefit of the heirs, transferees, successors and assigns of the parties hereto. The terms and conditions stated herein shall constitute covenants running with the land.
- b. Assignment. Neither party shall assign, delegate or transfer their rights and duties in this Agreement without the written consent of the other party.
- c. Authorized Signatory. The individuals executing this Agreement, by their signature hereto, declare that they are authorized to, and have the legal power, right and actual authority to bind the party to the terms and conditions of this Agreement.
- d. Notices. All notices under this Agreement shall be effective upon personal delivery to City, or Owners, as the case may be, three (3) business days after deposit in the United States Mail, postage fully prepaid, addressed to the respective parties as follows:

To the City: City Manager
 City of Visalia
 220 N. Santa Fe Street
 Visalia, CA 93291

With Copy to: Kenneth J. Richardson
 City Attorney
 Peltzer & Richardson
 3746 West Mineral King
 Visalia, CA 93291

To Owner: Lauren Twigge
 3549 Vinecrest Dr.
 Dallas, TX 75229

To Owner: Bernard Te Velde
 2911 Hanford Armona Rd.
 Handford, CA 93230

Or such other address as the parties may from time to time designate by giving notice as required hereunder.

- e. Entire Agreement. This Agreement represents the entire agreement between the City and Owners as to its subject matter and no prior oral or written understanding shall be of any force or affect.
- f. Amendment. No part of this Agreement may be modified without the written consent of both parties.
- g. Headings. Section headings are provided for organizational purposes only and do not in any manner affect the scope, meaning, or intent of the provisions under the heading.
- h. No Third Party Beneficiaries Intended. Except as provided herein, the parties of this Agreement do not intend to provide any other party with any benefit or enforceable legal or equitable right or remedy.
- i. Exhibits and Recitals. The recitals and any exhibits to this Agreement are fully incorporated by reference and are integral parts of this Agreement.
- j. Conflict With Laws or Regulations/Severability. This Agreement is subject to all applicable laws and regulations. If any provision(s) of this Agreement is found by any court or other legal authority, or is agreed by the parties, to be in conflict with any code or regulation governing this subject, the conflicting provision(s) shall be considered null and void. If the effect of nullifying any conflicting provision is such that a material benefit of the Agreement to either party is lost, the Agreement may be terminated at the option of the effected party. In all other cases, the remainder of the Agreement shall continue in full force and effect.
- k. Waiver. A waiver of any breach of this Agreement by any party shall not constitute a continuing waiver or a waiver of any subsequent breach of the same or any other provision of this Agreement.
- l. Choice of Law - Venue. This Agreement shall be governed by the laws of the State of California and any questions arising hereunder shall be construed or determined according to such law. Venue for any legal action arising from or in connection with this Agreement or the Property shall be in Tulare County, California.
- m. Attorneys Fees. In the event either party commences any action, arbitration or legal proceedings for the enforcement of this Agreement, the prevailing party, as determined by the court or arbitrator, shall be entitled to recovery of its reasonable fees and costs, including attorneys fees, court costs and arbitration costs incurred in the action brought thereon.

- n. No Agency, Joint Venture or Partnership. It is understood that this Agreement is a contract that has been negotiated and voluntarily entered into by City and Owners and that Owners are not an agent of City. City and Owners hereby renounce the existence of any form of joint venture or partnership between them, and agree that nothing contained herein or in any document executed in connection therewith shall be construed as making City and Owners joint venturers or partners.
- o. Excusable Delays; Extension of Time of Performance. In the event of delays due to strikes, inability to obtain materials, civil commotion, fire, war, terrorism, lockouts, third-party litigation or other legal challenges regarding the annexation, riots, floods, earthquakes, epidemic, quarantine, freight embargoes, failure of contractors to perform, or other circumstances beyond the reasonable control of the parties and which cause substantially interferes with the ability of either party to perform its obligations under this Agreement, then the time for performance of any such obligation shall be extended for such period of time as the cause of such delay shall exist but in any event not longer than for such period of time.
- p. Further Assurances. The parties will execute and deliver, upon demand by the other party, such further documents, instruments and conveyances, and shall take such further actions as such other party may request from time to time to document the transactions set forth herein.
- q. Recordation of Agreement; Counterparts. This Agreement, or an abstract of its material terms and conditions shall be recorded by either party in the Official Records of the Tulare County Recorder. This Agreement may be executed in counterparts and, when all counterparts are combined, shall constitute a single agreement.
- r. Future Development Impact Fees. The Owners hereby acknowledge that the City may, from time to time, adopt additional development impact fees at some time in the future after annexation of the Property. The Owners hereby agree that, in the event that the City adopts an ordinance imposing a development impact fee, in accordance with applicable legal requirements, prior to issuance of a vesting project approval for development of any portion of the Property, Owners will be subject to the requirements of such citywide development impact fee program to the extent applicable at the time Owners seek a vesting project approval for a project on the Property. This provision is not intended to retroactively subject the Property to additional annexation-related fees that may be adopted in the future.
- s. Prezoning. City agrees to promptly process and, after City completes and adopts its environmental review, consider Owners application to prezone the Property, as required by the Cortese-Knox-Hertzberg Act's prezoning requirements. The R-1-5 (Single Family Residential, 5,000 sq. ft. minimum) zoning designation is the adopted prezoning for the Property,

in accordance with Visalia Municipal Code Chapters 17.12 and Section 17.06.050(A), which section states that all territory which is annexed into the City shall be classified to the zone as indicated on the Visalia General Plan land use map, as adopted by the City (the "Rezoning"). The R-1-5 (Single Family Residential, 5,000 sq. ft. minimum) zoning designation permits residential land uses, as specified by the City of Visalia Municipal Code. Upon execution of this Agreement, City shall use its best efforts to (i) promptly complete its environmental review of the Project and consider its adoption thereof, and (ii) complete its preparation of the proposed rezoning contemplated by this subsection II(E) and consider its approval thereof. If City approves the rezoning contemplated by this subsection II(E), the terms and conditions of such rezoning shall be included in City's application to LAFCO for the annexation of the Property to City, which application shall promptly be submitted to LAFCO by City.

- t. Development Impact Fees: The Owners shall pay all applicable development impact fees for any subsequent development on the Property at the time that building permits are issued, or prior to issuance of final occupancy, if applicable, at the discretion of the Community Development Director, or as may be required by ordinance. A list and amount of development impact fees can be located in the City's current version of the Development Fee Schedule.

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IN WITNESS WHEREOF, the parties have executed this Agreement on the date set forth next to their signature.

CITY

Date: _____

By: _____
Leslie Caviglia, City Manager

Attest:

Date: _____

By: _____
Michelle Nicholson, City Clerk

Approved as to Form:

Date: _____

By: _____
Kenneth J. Richardson, City

Attorney

OWNERS

Date: 4/29/2024

By: 
59869D8E2B9C441...


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BA483DFDDBFD48B...

RESOLUTION NO 2024-20

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CAMERON RANCH ESTATES TENTATIVE SUBDIVISION MAP NO. 5598: A REQUEST TO SUBDIVIDE 43.6-ACRES INTO 178 LOTS FOR RESIDENTIAL USE AND ADDITIONAL LOTS FOR A POCKET PARK, AND LANDSCAPE / LIGHTING DISTRICT LOTS TO BE LOCATED WITHIN THE R-1-5 (SINGLE-FAMILY RESIDENTIAL, 5,000 SQUARE FOOT MINIMUM LOT AREA) ZONE DISTRICT UPON ANNEXATION. THE PROJECT IS LOCATED ON THE SOUTH SIDE OF EAST CALDWELL AVENUE BETWEEN THE FUTURE SOUTH BEN MADDOX WAY ALIGNMENT AND SOUTH PINKHAM STREET (APNS: 124-010-005 AND 124-010-007)

WHEREAS, Cameron Ranch Estates Tentative Subdivision Map No. 5598 is a request to subdivide 43.6-acres into 178 lots for residential use and additional lots for a pocket park and landscape / lighting district lots to be located within the R-1-5 (Single-Family Residential, 5,000 square foot minimum lot area) zone district upon annexation. The project site is located on the south side of East Caldwell Avenue between the future South Ben Maddox Way alignment and South Pinkham Street (APNs: 124-010-005 and 124-010-007); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice, held a public hearing before said Commission on June 24, 2024; and

WHEREAS, the Planning Commission of the City of Visalia finds the Cameron Ranch Estates Tentative Subdivision Map No. 5598 in accordance with Chapter 16.16 of the Subdivision Ordinance of the City of Visalia, based on the evidence contained in the staff report and testimony presented at the public hearing; and

WHEREAS, an Initial Study was prepared which disclosed that no significant environmental impacts would result from this project; and

NOW, THEREFORE, BE IT RESOLVED that Mitigated Negative Declaration No. 2024-19 was prepared for Annexation No. 2024-02 and the Cameron Ranch Estates Tentative Subdivision Map No. 5598 consistent with the California Environmental Quality Act and City of Visalia Environmental Guidelines.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of Visalia makes the following specific findings based on the evidence presented:

1. That the proposed location and layout of the Cameron Ranch Estates Tentative Subdivision Map No. 5598, its improvement and design, and the conditions under which it will be maintained, is consistent with the policies and intent of the General Plan, Zoning Ordinance, and Subdivision Ordinance. The 43.6-acre project site, which is the site of the proposed 178 lot single-family residential subdivision, is consistent with Land Use Policy LU-P-19 of the General Plan. Policy LU-P-19 states “ensure that growth occurs in a compact and concentric fashion by implementing the General Plan’s phased growth strategy”.
2. That the proposed Cameron Ranch Estates Tentative Subdivision Map No. 5598, its improvement and design, and the conditions under which it will be maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity, nor is it likely to cause serious public health problems. The project site is adjacent to existing residential development to the west, and development standards contained within the City’s Zoning Ordinance ensure consistency in the development pattern for this project and the surrounding area.
3. That the site is physically suitable for the proposed tentative subdivision map. The project is consistent with the intent of the General Plan, Zoning Ordinance and Subdivision Ordinance, and is not detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity. The project site is adjacent to land zoned for residential development, and the subdivision itself is designated as Low Density Residential, and developed at a density that is within the allowed range for Low Density Residential development.
4. That the site is physically suitable for the proposed tentative subdivision map and the project’s density, which is consistent with the proposed Low Density Residential General Plan Land Use Designation while being developed at 4.08 dwelling units per gross acre. The design of the proposed subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. The 178-lot subdivision is designed to comply with the City’s Engineering Improvement Standards. Areas of dedication will be obtained as part of the tentative map recording for new street improvements, including the construction of curb, gutter, curb return, sidewalk, parkway landscaping, and pavement.
5. That the proposed location of the tentative subdivision map is in accordance with the Visalia General Plan and the objectives of the Zoning and Subdivision Ordinances. The proposed location of the subdivision is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located. Multiple General Plan policies identify the implementation of development standards to ensure that new single-family residential development will contribute to positive land use compatibility. The size of the property combined with the number of residential lots proposed is consistent and compatible with existing surrounding residential development. The proposed project will result in the creation of new single-family residential developments at a density of 4.08 units per acre, which is consistent with General Plan land use designation of Low Density Residential and the R-1-5 zoning designation that will be applied to the site when annexed into the city limits.

6. That there is no evidence that the project would cause quantifiable significant unavoidable impacts on public health and safety. The project is consistent, compliant, and in conformity with the General Plan, Zoning Ordinance and development standards. The Housing Accountability Act (Government Code Section 66589.5) requires local agencies to approve housing developments that are consistent with applicable, objective general plan, zoning, and subdivision standards and criteria, including design review standards, in effect at the time that the housing development project's application is determined to be complete. A local agency cannot disapprove a project or lower its density unless it finds by a preponderance of the evidence that the project would have a specific, adverse impact on public health or safety, and there is no feasible way to mitigate or avoid the impact.
7. That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat.
8. That an Initial Study was prepared for this project, consistent with CEQA, which disclosed that environmental impacts are determined to be not significant and that Mitigated Negative Declaration No. 2024-19, is hereby adopted. Furthermore, the design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat.

BE IT FURTHER RESOLVED that the Planning Commission hereby approves the tentative subdivision map on the real property herein above described in accordance with the terms of this resolution under the provisions of Section 16.16.110 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the subdivision map be developed in substantial compliance with the comments and conditions of the Site Plan Review Committee as set forth under Site Plan Review No. 2023-225 incorporated herein by reference.
2. That the Cameron Ranch Estates Tentative Subdivision Map No. 5598 be prepared in substantial compliance with the subdivision map in Exhibit "A".
3. That the developer shall pay their fair share for the design and construction cost of the culvert structure that will be required to be installed across the Tulare Irrigation ditch when development to the east requires this structure to be installed to facilitate local street connectivity. The in-lieu fee amount shall be determined by the City's Engineering and Building Director and/or their designee.

4. That the Mitigation Monitoring and Reporting Program and its mitigation measures adopted with the Initial Study / Mitigated Negative Declaration No. 2024-19 (State Clearinghouse 2024051257) and all conditions of the Cameron Ranch Estates Tentative Subdivision Map No. 5598, including the following conditions in response to DTSC's comment letter be met during construction and upon final occupancy and ongoing operation of the project:
 - a. That prior to site disturbance, the developer/homebuilder will consult with Krazan & Associates, Inc. on recommendation for obtaining soil samples to test for OCP's and arsenic. If suggested to be performed, developer/homebuilder shall have Krazan & Associates, Inc. perform the soil sampling per *Interim Guidance for Sampling Agricultural Properties from DTSC*. The developer/homebuilder shall provide the Planning and Community Preservation Director with a copy of all correspondence between the developer/homebuilder and Krazan & Associates, Inc. that details the required direction/recommendation on soil samples to test for OCP's and arsenic.
 - b. All imported soil and fill material shall be tested to ensure that any contaminants are with DTSC's and the US Environmental Protection Agency's (USEPA's) Regional Screening Levels (RSLs).
5. That prior to the issuance of approved subdivision improvement plans or any residential building permit on the site, a valid Will Serve Letter from the California Water Service Company shall be obtained.
6. That approval of the Cameron Ranch Estates Tentative Subdivision Map No. 5598 shall not become effective unless Annexation No. 2024-02, placing the project site within the corporate limits of the City of Visalia, is approved by the Tulare County Local Agency Formation Commission (LAFCO) and is fully executed to include all conditions contained in the Pre-Annexation Agreement for Annexation No. 2024-02.
7. That the lot area for Lot 141 be increased to 5,000 square feet to meet the minimum lot area for R-1-5 zoned lots.
8. That the setbacks for the single-family residential lots shall comply with the R-1-5 (Single-Family Residential 5,000 sq. ft. min. site area) zone district standards for the front, side, street side yard, and rear yard setbacks.

Minimum Lot Area	Front	Side	Street Side	Rear
5,000 sq. ft.	15-ft. to habitable space. 22-ft. to garage, except on curvilinear lots 20-ft. to garage.	5-ft.	10-ft.	25-ft. City standard rear yard setbacks are 25 feet with allowance for one-story structure to go to 20-feet subject to open space requirements.

9. That the block walls located within the Landscape and Lighting District lots shall transition to three-foot height within the 15-foot front yard setback areas of the adjoining residential identified as Lots 1, 8, 44, 80, 111, 137 and 138 of the Cameon Ranch Estates Tentative Subdivision Map No. 5598 (Exhibit "A").
10. That the developer shall inform and have future homeowners of the Cameron Ranch Estates subdivision sign and acknowledge Tulare County's "Right to Farm" Ordinance. This informs future residential owners that the farming operation located to the south, which is located in the County, is protected and cannot be declared a nuisance if operating in a manner consistent with proper and accepted customs and standards.
11. That all applicable federal, state, regional, and city policies and ordinances be met.

Exhibit "A"

CAMERON RANCH ESTATES TENTATIVE SUBDIVISION MAP

LAND USE CONCEPT 1

LOCATED IN THE NW ¼ OF SECTION 9, TOWNSHIP 19 SOUTH, 25 EAST, MDB&M, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA

SITE DATA:

APN:	124-010-007 & 005
TOTAL AREA:	43.6 AC (GROSS) 24.0 AC (NET)
EXISTING ZONING:	AE-40 (COUNTY)
PROPOSED ZONING:	R-1-5
GENERAL PLAN DESIGNATION:	RESIDENTIAL LOW DENSITY
EXISTING USE:	VACANT
PROPOSED USE:	RESIDENTIAL LOW DENSITY
FLOOD ZONE:	X02
JURISDICTION:	TULARE COUNTY - TO BE ANNEXED
VISALIA UDB TIER:	TIER 2

TYPICAL LOT SIZES:	AREA:	NUMBER OF LOTS:
50' x 100':	5,000 S.F.	178
TOTAL:		178

NO BUILD AREA: 

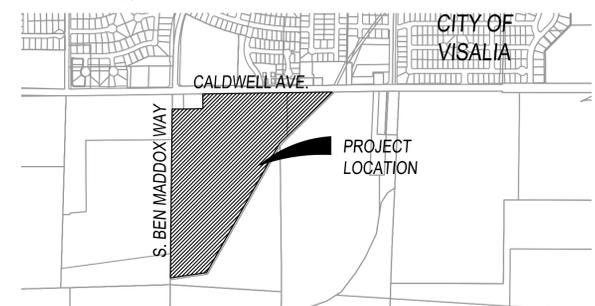
OUTLOTS A - E: CREATION OF LL&D, INCLUDING MAINTENANCE OF THE BLOCK WALL
 OUTLOTS F, G, H & I: DEDICATION OF WATERWAY AND RIPARIAN AREAS
 OUTLOT J: DEDICATION AND DEVELOPMENT OF 0.77 ACRE POCKET PARK

UTILITIES:

SEWER SERVICE:	CITY OF VISALIA
WATER SERVICE:	CITY OF VISALIA
STORM DRAIN SERVICE:	CITY OF VISALIA
ELECTRICITY:	SOUTHERN CALIFORNIA EDISON CO.
NATURAL GAS:	SOUTHERN CALIFORNIA GAS CO.
TELEPHONE:	AT&T
REFUSE:	CITY OF VISALIA

SANITARY SEWER AND WATER UTILITIES TO TIE INTO EXISTING LINES ALONG CALDWELL AVE. AND BEN MADDOX WAY.

TEMP. STORM DRAIN BASIN
 $V_{REQD} = 5 \text{ AC-FT}$
 $V_{PROV.} = 6.4 \text{ AC-FT}$



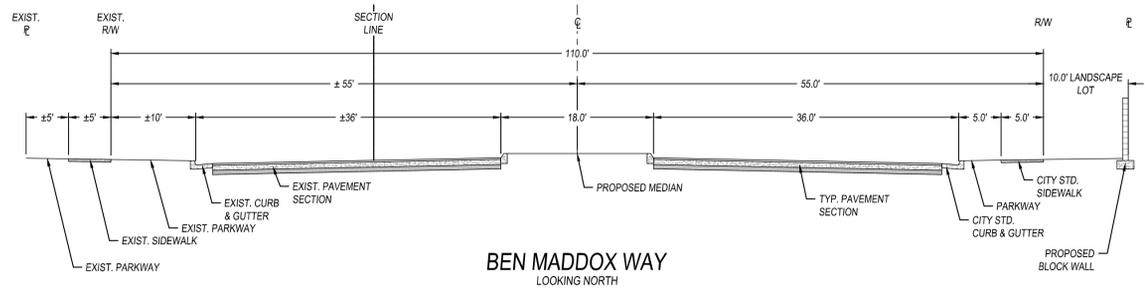
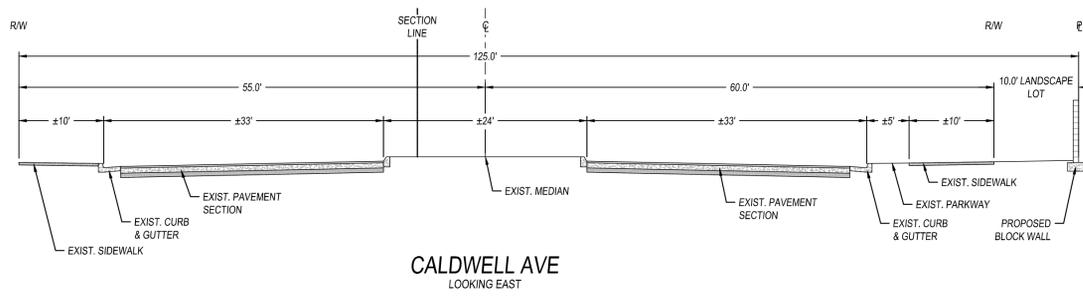
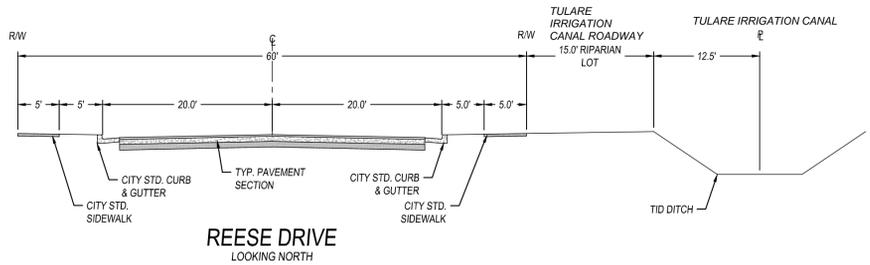
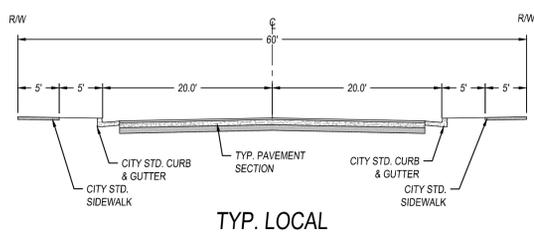
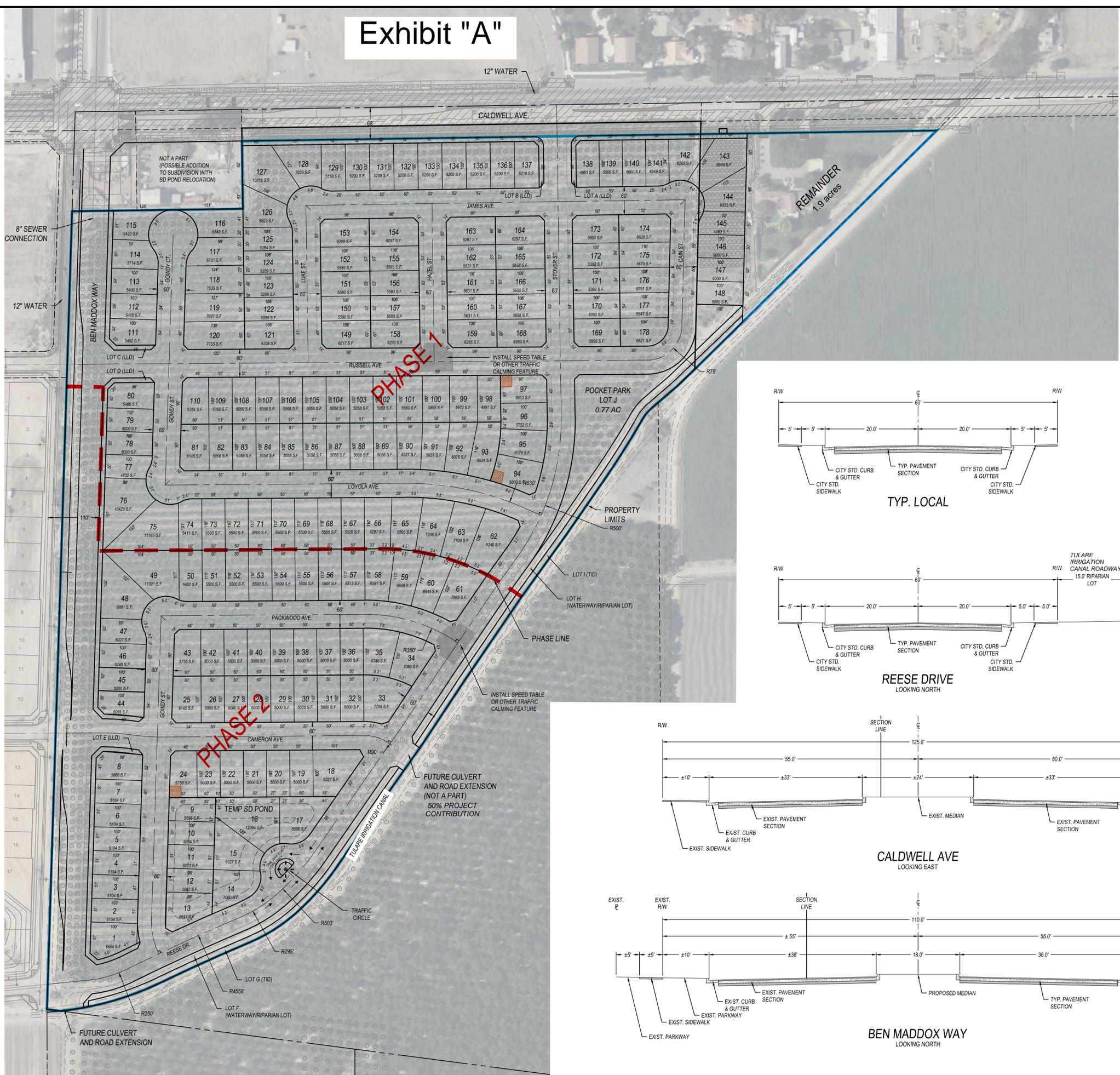
VICINITY MAP

SCALE: 1" = 1000' MILE



PREPARED BY:

 324 S. SANTA FE, STE. A
 VISALIA, CA 93292
 TEL: 559.802.2652
 FAX: 559.802.3215
 www.4creeks.com



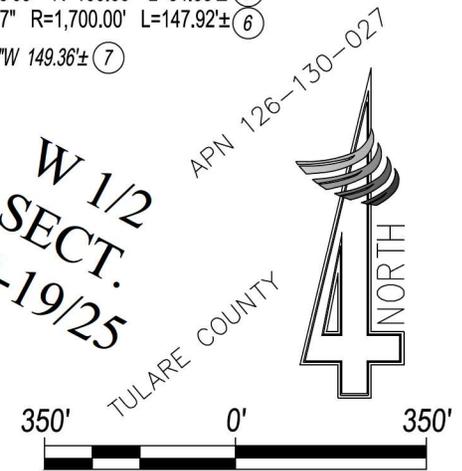
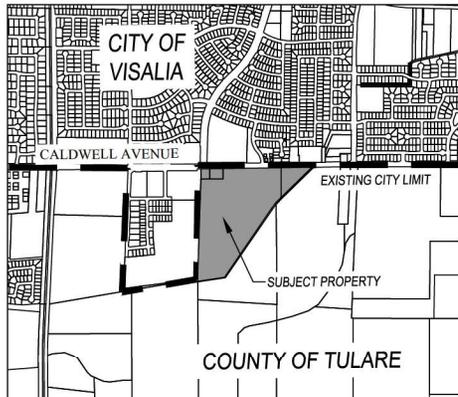
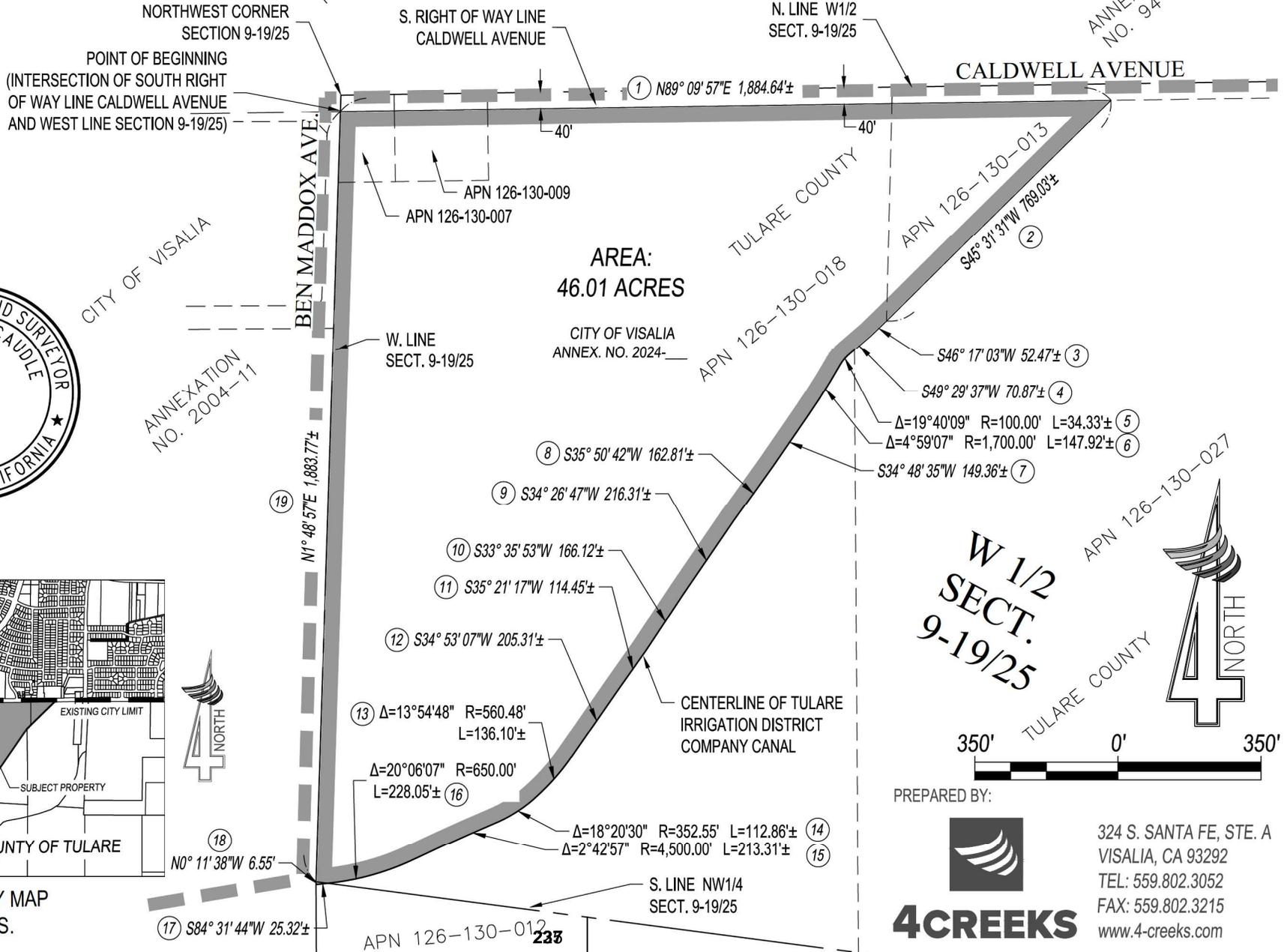
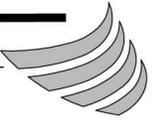
ANNEXATION NO. 2024-02

CITY OF VISALIA - EFFECTIVE:
 THAT PORTION OF THE WEST HALF
 OF SECTION 9, T. 19 S., R. 25 E.,
 M.D.B.&M., IN THE COUNTY OF
 TULARE, STATE OF CALIFORNIA

Exhibit "B"

LEGEND

-  ANNEXATION BOUNDARY
-  EXISTING CITY LIMITS



PREPARED BY:



4CREEKS

324 S. SANTA FE, STE. A
 VISALIA, CA 93292
 TEL: 559.802.3052
 FAX: 559.802.3215
 www.4-creeks.com

EXHIBIT "A"
CITY OF VISALIA
ANNEXATION NO. 2024-_____

That portion of the West half of Section 9, Township 19 South, Range 25 East, Mount Diablo Base And Meridian, in the County of Tulare, State of California, being more particularly described as follows:

Beginning at the intersection of the South right-of-way line of Caldwell Avenue and the West line of said Section 9, being a point on the existing City Limit line;

1. Thence North 89° 09' 57" East, along said South right-of-way line and the existing City Limit line, a distance of 1,884.64 feet more or less, to the centerline of the Tulare Irrigation Ditch Company canal;

Thence, departing said existing City Limit line and along said centerline of the Tulare Irrigation Ditch Company canal, the following sixteen courses:

2. South 45° 31' 31" West, 769.03 feet more or less;
3. South 46° 17' 03" West, 52.47 feet more or less;
4. South 49° 29' 37" West, 70.87 feet more or less;
5. Southwesterly 34.33 feet more or less along a tangent curve, concave to the Southeast, with a radius of 100.00 feet, and a central angle of 19° 40' 09";
6. Southwesterly 147.92 feet more or less along a reverse curve, concave to the Northwest, with a radius of 1,700.00 feet, and a central angle of 4° 59' 07";
7. South 34° 48' 35" West, 149.36 feet more or less;
8. South 35° 50' 42" West, 162.81 feet more or less;
9. South 34° 26' 47" West, 216.31 feet more or less;
10. South 33° 35' 53" West, 166.12 feet more or less;
11. South 35° 21' 17" West, 114.45 feet more or less;
12. South 34° 53' 07" West, 205.31 feet more or less;
13. Southwesterly 136.10 feet more or less along a tangent curve, concave to the Northwest, with a radius of 560.48 feet, and a central angle of 13° 54' 48";
14. Southwesterly 112.86 feet more or less along a tangent curve, concave to the Northwest, with a radius of 352.55 feet, and a central angle of 18° 20' 30";
15. Southwesterly 213.31 feet more or less along a reverse curve concave to the South, with a radius of 4,500.00 feet, and a central angle of 2° 42' 57";

16. Southwesterly 228.05 feet more or less along a reverse curve, concave to the North, with a radius of 650.00 feet, and a central angle of $20^{\circ} 06' 07''$;
17. South $84^{\circ} 31' 44''$ West, 25.32 feet more or less, to the West line of said Section 9;
18. Thence North $0^{\circ} 11' 38''$ West, departing said centerline and along said West line, a distance of 6.55 feet more or less, to the West quarter corner of said Section 9, and an angle point in the existing City Limit line;
19. Thence North $1^{\circ} 48' 57''$ East, a distance of 1,883.77 feet more or less, along said West line and the existing City Limit line, to the Point of Beginning.

Consisting of 46.01 acres, more or less.

MAY 29 2024

CITY OF VISALIA
315 E. ACEQUIA AVENUE
VISALIA, CA 93291

ASSESSOR / CLERK-RECORDER
BY:

**NOTICE OF A PROPOSED
INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION**

Project Title: Cameron Ranch Estates – Annexation No. 2024-02 and Cameron Ranch Estates Tentative Subdivision Map No. 5598

Project Description:

Annexation No. 2024-02: A request by Artemis Partners, LLC to annex 43.6 acres into the City Limits of Visalia. Upon annexation the area would be zoned R-1-5 (Single-Family Residential, minimum 5,000 square foot lot size), which is consistent with the General Plan Land Use Designation of Residential Low Density.

Cameron Ranch Estates Tentative Subdivision Map No. 5598: A request Artemis Partners, LLC to subdivide 43.6 acres into a 178-lot single-family residential subdivision including new and relocated utilities, new residential streets, improvements and widening of the south frontage of Caldwell Avenue, and the continuation and improvement of the west frontage of Ben Maddox Way. The Project will require no demolition. The construction of the Project will be in two phases. Phase one will include 117 homes and the northern site entrance as an extension to Ben Maddox Way, as well as the pocket park on the eastern side of the development. Phase two will include the remaining 61 homes. The entire project site, once annexed, will be zoned R-1-5 (Single-Family Residential, minimum 5,000 square foot lot size) zone.

Project Location: The project site is located at the southeast corner of East Caldwell Avenue and South Ben Maddox Way (APNs: 124-010-005 and 124-010-007).

Contact Person: Paul Bernal, Director / City Planner. Phone: (559) 713-4025. Email: paul.bernal@visalia.city

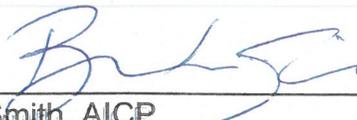
Time and Place of Public Hearing: A public hearing will be held before the Visalia Planning Commission on June 24, 2024, at 7:00 p.m. in the City Hall Council Chambers located at 707 W. Acequia Avenue, Visalia, California.

Pursuant to City Ordinance No. 2388, the Environmental Coordinator of the City of Visalia has reviewed the proposed project described herein and has found that the project, with mitigation measures, will not result in any significant effect upon the environment because of the reasons listed below:

Reasons for Mitigated Negative Declaration: Initial Study No. 2024-19 has identified environmental impact(s) that may occur because of the project; however, with the implementation of mitigation measures identified, impact(s) will be reduced to a level that is less than significant. Copies of the initial study and other documents relating to the subject project may be examined by interested parties at the Planning Division in City Hall East, at 315 East Acequia Avenue, Visalia, or can be found online at: [https://www.visalia.city/depts/community development/planning/ceqa environmental review.asp](https://www.visalia.city/depts/community%20development/planning/ceqa%20environmental%20review.asp)

Comments on this proposed Mitigated Negative Declaration will be accepted from May 30, 2024, to June 19, 2023.

Date: 5/23/24

Signed: 
Brandon Smith, AICP
Environmental Coordinator
City of Visalia

INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION FOR CAMERON RANCH ESTATES

MAY 2024



Prepared By:

Prepared For:



4Creeks, Inc.
324 S Santa Fe, Suite A
Visalia, CA 93292



City of Visalia
324 Santa Fe St.
Visalia, CA 93292

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Section 1

Initial Study / Negative Declaration Process



City of Visalia
315 E Acequia Ave
Visalia, CA 93291

SECTION 1 **CEQA Review Process**

Project Title: Cameron Ranch Estates

1.1 California Environmental Quality Act Guidelines

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

- (1) *Provide the lead agency with information to use as the basis for deciding whether to prepare an EIR or negative declaration;*
- (2) *Enable an applicant or lead agency to modify a project, mitigating adverse impacts before an EIR is prepared, thereby enabling the project to qualify for a negative declaration;*
- (3) *Assist the preparation of an EIR, if one is required, by:*
 - (a) *Focusing the EIR on the effects determined to be significant,*
 - (b) *Identifying the effects determined not to be significant,*
 - (c) *Explaining the reasons for determining that potentially significant effects would not be significant, and*
 - (d) *Identifying whether a program EIR, tiering, or another appropriate process can be used for analysis of the project's environmental effects.*
- (4) *Facilitate environmental assessment early in the design of a project;*
- (5) *Provide documentation of the factual basis for the finding in a negative declaration that a project will not have a significant effect on the environment*
- (6) *Eliminate unnecessary EIRs;*
- (7) *Determine whether a previously prepared EIR could be used with the project.*

1.2 Initial Study

The Initial Study provided herein covers the potential environmental effects of the construction and operation of 178 low density residential dwelling units on approximately 43.6 gross acres. The property, currently zoned as AE-40 within Tulare County, is slated for annexation by the City of Visalia, with a proposed zoning designation of R-1-5 and intended for residential low-density

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

1.3 Environmental Checklist

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

1.4 Notice of Intent to Adopt a Negative Declaration

The Lead Agency shall provide a Notice of Intent to Adopt a Negative Declaration (CEQA Guidelines, Section 15072) to the public, responsible agencies, trustee agencies and the County Clerk within which the project is located, sufficiently prior to adoption by the Lead Agency of the Negative Declaration to allow the public and agencies the review period. The public review period (CEQA Guidelines, Section 15105b) shall not be less than 20 days when the Initial Study/Negative Declaration is submitted to the State Clearinghouse.

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

The written and oral comments received during the public review period will be considered by The City of Visalia prior to adopting the Negative Declaration. Regardless of the type of CEQA document that must be prepared, the overall purpose of the CEQA process is to:

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

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

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

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

1.5 Negative Declaration or Mitigated Negative Declaration

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

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

1.6 Intended Uses of Initial Study/Negative Declaration documents

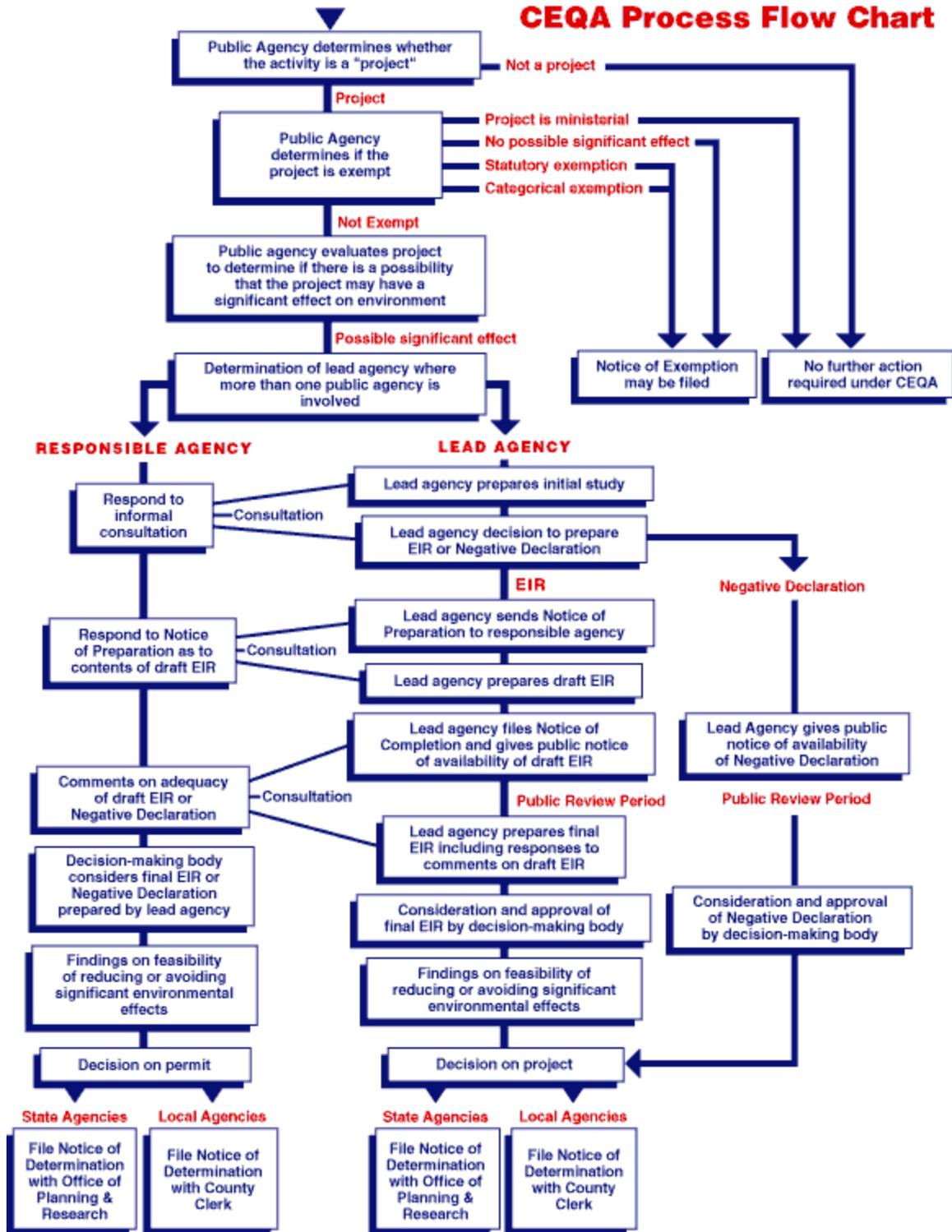
The Initial Study/Negative Declaration document is an informational document that is intended to inform decision-makers, other responsible or interested agencies, and the general public of potential environmental effects of the proposed project. The environmental review process has been established to enable the public agencies to evaluate environmental consequences and to examine and implement methods of eliminating or reducing any adverse impacts. While CEQA requires that consideration be given to avoiding environmental damage, the Lead Agency must balance any potential environmental effects against other public objectives, including economic and social goals. The City of Visalia, as Lead Agency, will make a determination, based on the environmental review for the Environmental Study, Initial Study and comments from the general public, if there are less than significant impacts from the proposed project and the requirements of CEQA can be met by adoption of a Mitigated Negative Declaration.

1.7 Notice of Determination (NOD)

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

- (1) An identification of the project including the project title as identified on the proposed negative declaration, its location, and the State Clearinghouse identification number for the proposed negative declaration if the notice of determination is filed with the State Clearinghouse.*
- (2) A brief description of the project.*
- (3) The agency's name and the date on which the agency approved the project.*
- (4) The determination of the agency that the project will not have a significant effect on the environment.*
- (5) A statement that a negative declaration or a mitigated negative declaration was adopted pursuant to the provisions of CEQA.*
- (6) A statement indicating whether mitigation measures were made a condition of the approval of the project, and whether a mitigation monitoring plan/program was adopted.*
- (7) The address where a copy of the negative declaration or mitigated negative declaration may be examined.*
- (8) The identity of the person undertaking a project which is supported, in whole or in part, through contracts, grants, subsidies, loans, or other forms of assistance from one or more public agencies or the identity of the person receiving a lease, permit, license, certificate, or other entitlement for use from one or more public agencies.*

1.8 CEQA Process Flow Chart



Section 2

Project Description



City of Visalia
 315 E Acequia Ave
 Visalia, CA 93291

SECTION 2

Project Description

Project Title: Cameron Ranch Estates

2.1 Project Description and Purpose

The Project proposes a 178-unit, low-density single-family development with a pocket park and pedestrian friendly traffic calming measures on 43.6 gross acres within the City of Visalia Planning Area. The Project site's existing General Plan land use designation is Residential Low Density, which corresponds to a prezone of R-1-5 (single-family residential, 5,000 square feet minimum lot size). The project includes 178 homes, averaging 5,000 square feet per lot, a pocket park, and traffic calming measures throughout the site's roads.

The Project would result in onsite and offsite infrastructure improvements including new and relocated utilities, new residential streets, improvements to Caldwell Avenue, and the continuation and improvement of Ben Maddox Way. The Project will require no demolition. The construction of the Project will be in two phases (Figure 3-5). Phase one will include 117 homes and the northern site entrance as an extension to Ben Maddox Way, as well as the pocket park on the eastern side of the development. The second phase will include the remaining 61 homes. The Project will require annexation into the City of Visalia; however, it is within the Visalia Planning Area and borders existing single-family homes within City Limits. Along with the annexation, the Project plans on being constructed in a two-phase development, there will be no parcel splitting. (Figure 3-3). Additionally, there will be no improvements to Cameron Creek.

2.2 Project Location

The proposed project site is located within the City of Visalia Planning Area within Tulare County. The site is West of Ben Maddox Way and South of Caldwell Avenue. The site is approximately 2.5 miles Southwest of the Visalia downtown. The Project involves construction on approximately 43.6 acres on APN 124-010-007 & 005. The site is flat and bordered by agricultural land to the South and East, with single-family housing to the North and West. There are also mixed-use and neighborhood commercial areas just to the north of the site. The site is zoned AE-20 (Exclusive Agriculture, 20 Acre Minimum Site Area) by Tulare County but is prezoned for R-1-5 (Single Family Residential, 5,000 Square Foot Minimum Site Area) by the City of Visalia pending annexation. The General Plan Designation is Low Density Residential. The site currently contains agricultural uses and vacant land.

2.3 Other Permits and Approvals

The following discretionary approvals are required from the City of Visalia:

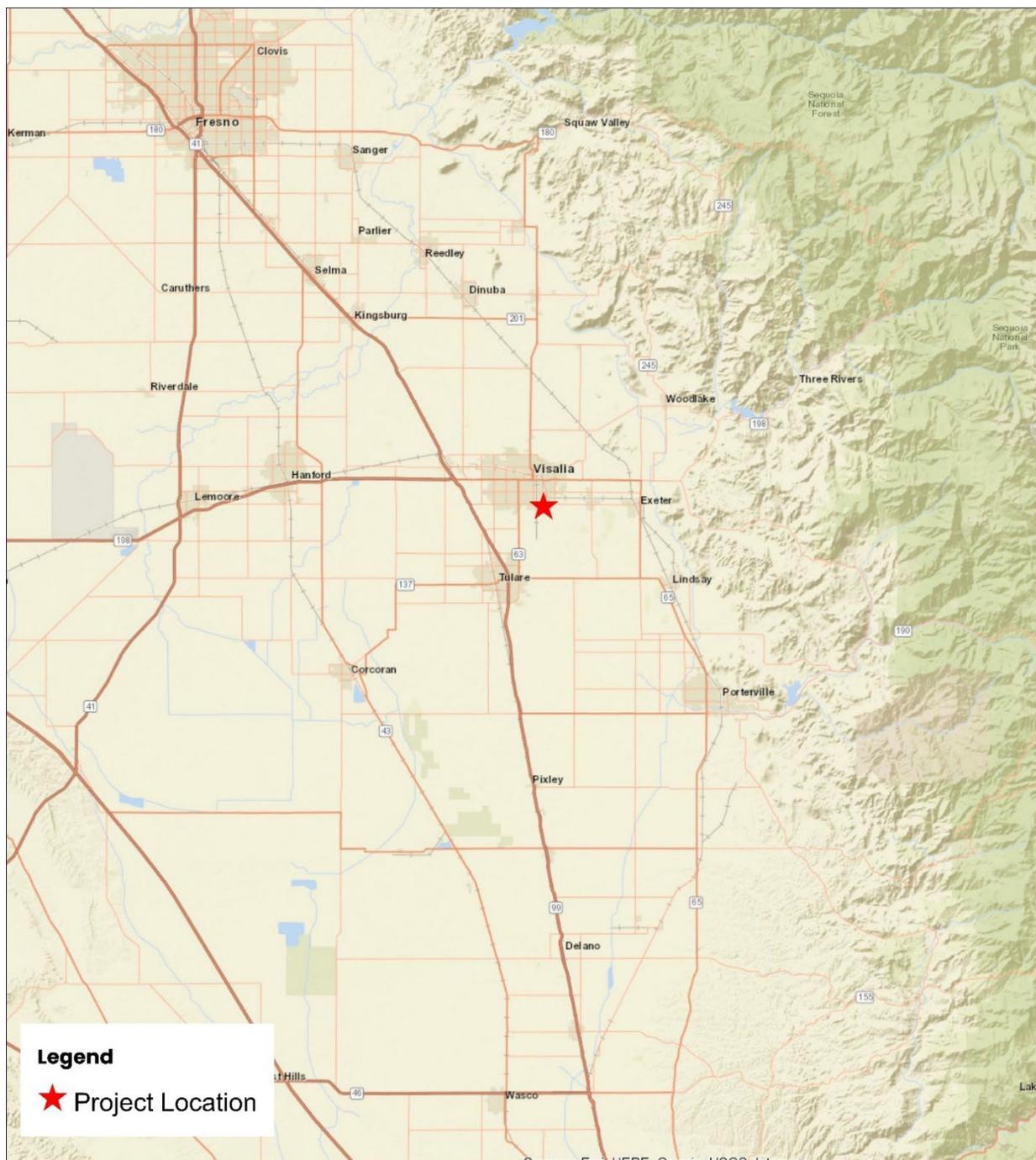
- Annexation
- Tentative Subdivision Map

The following ministerial approvals are required from the City of Visalia:

- City of Visalia Building and Encroachment Permits
- Roadway Dedication of Ben Maddox Way and Caldwell Avenue.

San Joaquin Valley Air Pollution Control District (SJVAPCD): The proposed Project is within the jurisdiction of the SJVAPCD and will be required to comply with Rules VIII, 3135, 4101, and 9510.

Central Valley Regional Water Quality Control Board, SWPPP: The proposed project site is within the jurisdiction of the Central Valley Regional Water Quality Control Board (RWQCB). The Central Valley RWQCB will require a Storm Water Pollution Prevention Plan (SWPPP) to prevent impacts related to stormwater because of project construction.



Regional Location Map Cameron Ranch Estates City of Visalia

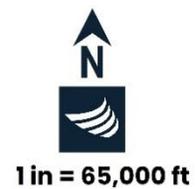
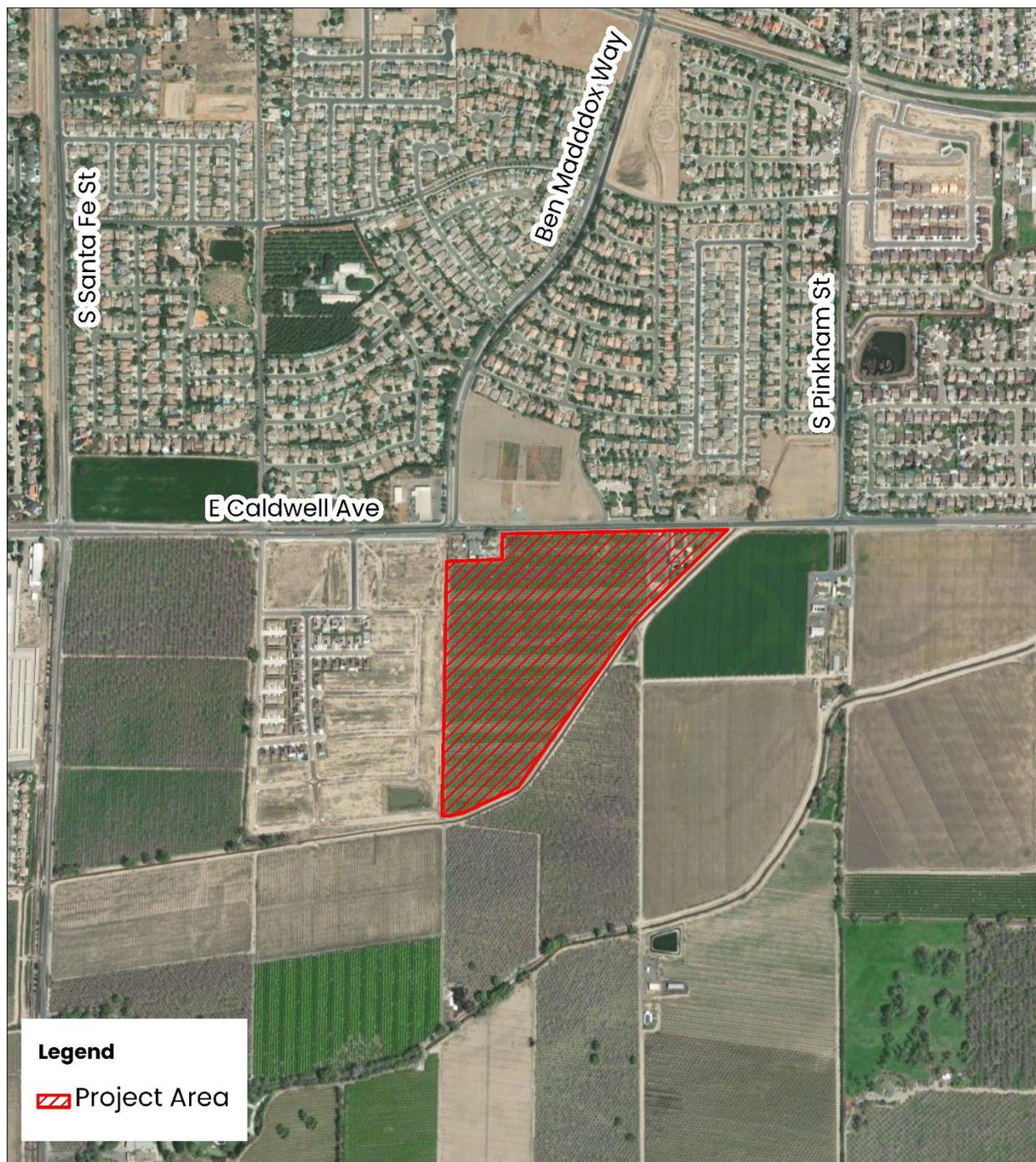


Figure 2-1. Regional Location Map



Vicinity Map
Cameron Ranch Estates
City of Visalia



Figure 2-2. Vicinity Map

Section 3

Evaluation of Enviromental Impacts



City of Visalia
315 E Acequia Ave
Visalia, CA 93291

SECTION 3

Evaluation of Environmental Impacts

Project Title: Cameron Ranch Estates

This document is the Initial Study/Mitigated Negative Declaration for the proposed construction and operation of 178-unit, single-family development and pocket park on 43.6 gross acres within the City of Visalia Planning Area. The City of Visalia will act as Lead Agency for this project pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines.

3.1 PURPOSE

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

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

This Initial Study of environmental impacts has been prepared to conform to the requirements of the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) and the State CEQA Guidelines (California Code of Regulations Section 15000 et seq.). According to Section 15070, a public agency shall prepare or have prepared a proposed negative declaration or mitigated negative declaration for a project subject to CEQA when:

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

3.2 INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

1. **Project Title:** Cameron Ranch Estates

2. **Lead Agency:** City of Visalia, Planning and Community Preservation
 Contact Person: Paul Bernal, Director
 315 E Acequia Ave
 Visalia, CA 93291
 Phone Number: (559) 713-4359

3. **Applicant:** Artemis Partners LLC
 324 Santa Fe St.
 Visalia, CA 93292
 Phone Number: (559)-802-3052

4. **Project Location:** The proposed Project Site is located within the City of Visalia Planning Area within Tulare County. The site is 2.5 miles southwest of Visalia's downtown, south of the intersection of Ben Maddox Way at Caldwell Avenue. The Project involves construction on APN 124-010-007 & 005. The site is 43.6 acres and features a level topography with single-family homes to the north and west and agricultural area to the south and east. Currently, the location is used for farming and includes undeveloped land. The site is pre-zoned for R-1-5 (Single Family Residential, 5,000 Square Foot Minimum Site Area) and is currently awaiting annexation by the City of Visalia. It is currently zoned as AE-20 (Exclusive Agriculture, 20 Acre Minimum Site Area) by Tulare County. It is designated for Low-Density Residential use under the General Plan Designation.

5. **General Plan Designation:** The proposed project site is designated as Low Density Residential by the Visalia General Plan.

6. **Zoning Designation:** The site is zoned AE-20 (Exclusive Agriculture, 20 Acre Minimum Site Area) by Tulare County but is pre-zoned for R-1-5 (Single Family Residential, 5,000 Square Foot Minimum Site Area) by the City of Visalia pending annexation.

7. **Project Description:** The Project proposes a 178-unit, low-density single-family development with a pocket park and pedestrian friendly traffic calming measures on 43.6 gross acres within the City of Visalia Planning Area. The Project site's existing General Plan land use designation is Residential Low Density, which corresponds to a prezone of R-1-5 (single-family residential, 5,000 square foot minimum lot size). The project includes 178 homes, averaging 5,000 square feet per lot, a pocket park, and traffic calming measures throughout the site's roads.

The Project would result in onsite and offsite infrastructure improvements including new and relocated utilities, new residential streets, improvements to Caldwell Avenue, and the continuation and improvement of Ben Maddox Way. The Project will require no demolition. The construction of the Project will be in two phases (Figure 3-5). Phase one will include 117 homes and the northern site entrance as an extension to Ben Maddox Way, as well as the pocket park on the eastern side of the development. The second phase will include the remaining 61 homes. Additionally, there will be no riparian improvements to Cameron Creek.

The Project will require annexation into the City of Visalia; however, it is within the Visalia Planning Area and borders existing single-family homes within City Limits. Along with the annexation, the Project plans on being constructed in a two-phase development. (Figure 3-3).

8. **Surrounding Land Uses and Settings:**

North: Very Low Density Residential & Neighborhood Commercial / Mixed Use (Visalia General Plan), currently Single-Family Housing.

South: Agricultural Use (Tulare County General Plan) currently agricultural use.

East: Agricultural Use (Tulare County General Plan) currently agricultural use.

West: Very Low Density Residential & Multi Family Residential (Visalia General Plan), currently Single-Family Housing & Multi-Family Housing.

9. **Required Approvals:** The following discretionary approvals are required from the City of Visalia for the proposed project:

- Annexation
- Tentative Subdivision Map

10. **Native American Consultation:** The State requires lead agencies to consider the potential effects of proposed projects and consult with California Native American tribes during the local planning process for the purpose of protecting Traditional Tribal Cultural Resources through the California Environmental Quality Act (CEQA) Guidelines. Pursuant to PRC Section 21080.3.1, the lead agency shall begin consultation with the California Native American tribe that is traditionally and culturally affiliated with the geographical area of the proposed project. Such significant cultural resources are either sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a tribe which is either on or eligible for inclusion in the California Historic Register or local historic register, or, the lead agency, at its discretion, and support by substantial evidence, choose to treat the resources as a Tribal Cultural Resources (PRC Section 21074(a)(1-2)). According to the most recent census data, California is home to 109 currently recognized Native American tribes. Tribes in California currently have nearly 100 separate reservations or Rancherias. Tulare County has several Rancherias. The tribes that were formally noticed of this Project were the Big Sandy Rancheria of Western Mono Indians, Santa Rosa Rancheria Tachi Yokut Tribe, Dunlap Band of Mono Indians, Tubatulabals of Kern Valley, Tule River Indian Tribe, Kern Valley

Indian Community, North Fork Mono Tribe, and the Wuksache Indian Tribe/Eshom Valley Band. These Rancherias are not located within the City limits.

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See PRC Section 21083.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per PRC Section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that PRC Section 21082.3(c) contains provisions specific to confidentiality.

Soar Environmental did not receive comments from the Tulare County Native American groups or affiliated individuals regarding the proposed development at the project location.

11. **Parking and access:** Vehicular access to the project is available from Ben Maddox Way and Caldwell Avenue. The project includes new streets and courts that provide full access to the project site. During construction, workers will utilize existing parking areas and/or temporary construction staging areas for parking vehicles and equipment. Additionally, temporary emergency access will be added during early construction.
12. **Landscaping and Design:** The landscape and design plans will be required during building permit and final map submittal for any areas maintained by a landscape and lighting district.
13. **Utilities and Electrical Services:** The Project would result in onsite and offsite infrastructure improvements including new and relocated utilities. Water and sewer services will be provided by the City of Visalia via existing lines along Caldwell Avenue and Ben Maddox Way. A storm drain basin will be located within the Southeast portion of the site. During construction, a temporary stormwater basin will be utilized. Electricity will be provided by Southern California Edison, and Gas will be provided by Southern California Gas Company.
14. **Roadway Improvements:** The project includes extensive streetscape improvements within the vicinity of the Project site. Caldwell Avenue's Right of Way (ROW) is presently configured as a two-lane roadway supporting bidirectional traffic, yet it lacks curbs, gutters, and sidewalks. The planned improvements include the installation of these elements along both the northern and southern sides of Caldwell Avenue. Additionally, a block wall and a 10-foot wide landscaping buffer are proposed along the southern boundary of Caldwell Avenue, adjacent to the project site.

The project also includes the extension of Ben Maddox Way, which currently is a four-lane road ending north of Caldwell Avenue. As part of the proposed project, Ben Maddox Way

will extend directly south along the western project boundary. The extension of Ben Maddox Way will include a central median, curbs, gutters, parkways, and walkways on both sides of the street to improve pedestrian accessibility and safety. Echoing the design on Caldwell Avenue, this section will also feature a 10-foot landscaping strip and a block wall along the project's perimeter, creating a harmonious and unified streetscape. Ben Maddox Way will act as the primary entry point to the Cameron Ranch Estates development.

Reese Drive will be an internal road within the project area that connects the extended Ben Maddox Way with Caldwell Avenue by way of the Tulare Irrigation Canal. Along its entire length, this new road will feature newly constructed curbs, gutters, and sidewalks in addition to 20-foot lanes in both directions.

Acronyms

BMP	Best Management Practices
BAU	Business as Usual
CAA	Clean Air Act
CBC	California Building Code
CCAP	Climate Change Action Plan
CCR	California Code of Regulation
CDFG	California Department of Fish and Game
CEQA	California Environmental Quality Act
CRHR	California Register of Historic Places
CWA	California Water Act
DHS	Department of Health Services
FEIR	Final Environmental Impact Report
FMMP	Important Farmland Mapping and Monitoring Program
ISMND	Initial Study Mitigated Negative Declaration
ISR	Indirect Source Review
MCL	Maximum Contaminant Level
MEIR	Master Environmental Impact Report
NOI	Notice of Intent
ND	Negative Declaration
NAC	Noise Abatement Criteria
RCRA	Resource Conservation and Recovery Act of 1976
ROW	Right-of-Way
RWQCB	Regional Water Quality Control Board
SCE	Southern California Edison
SHPO	State Historic Preservation Office
SJVAPCD	San Joaquin Valley Air Pollution Control District
SSJVIC	Southern San Joaquin Information Center
SWPPP	Storm Water Pollution Prevention Plan
TCR	Tribal Cultural Resource
UWMP	Urban Water Management Plan

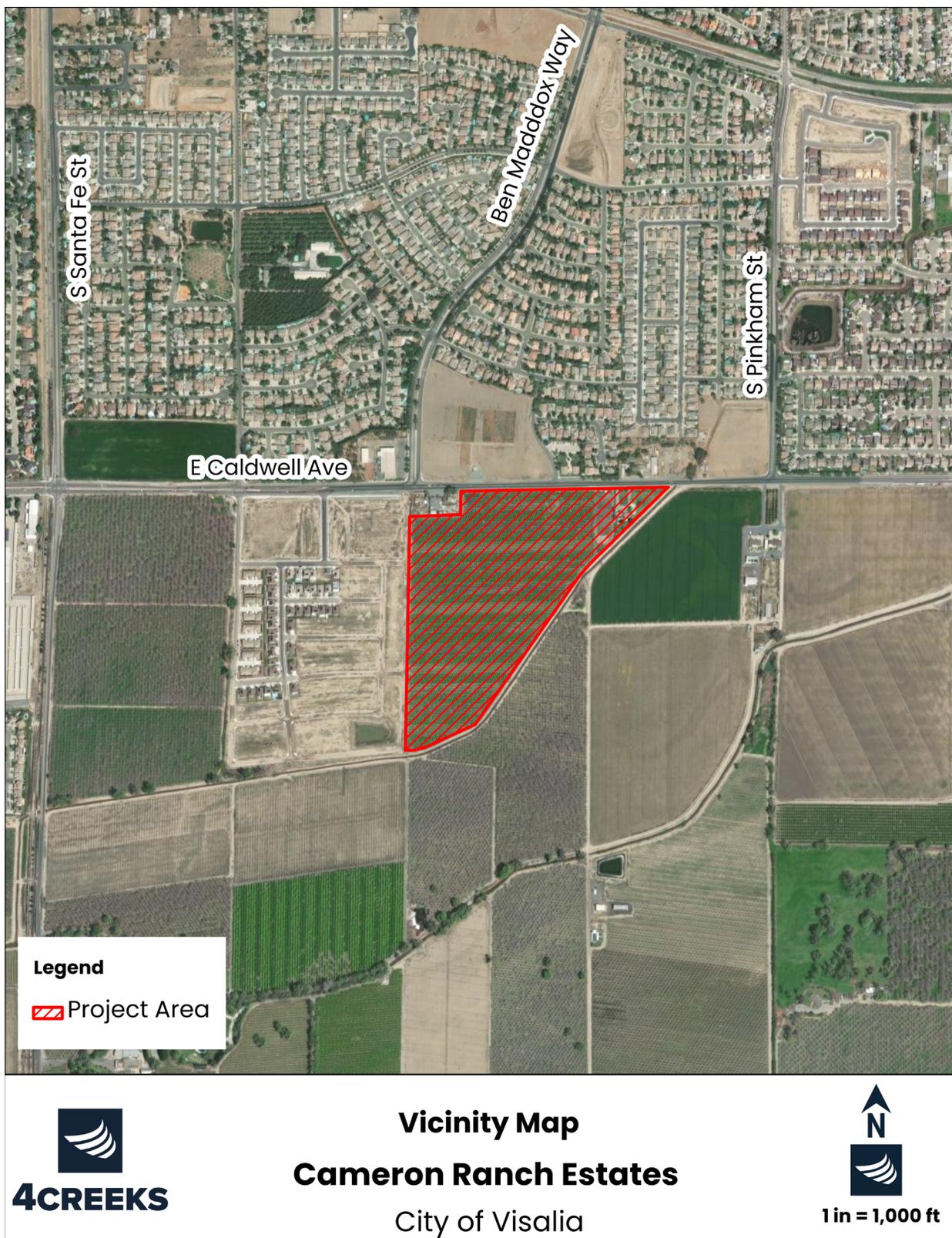


Figure 3-1. Vicinity Map

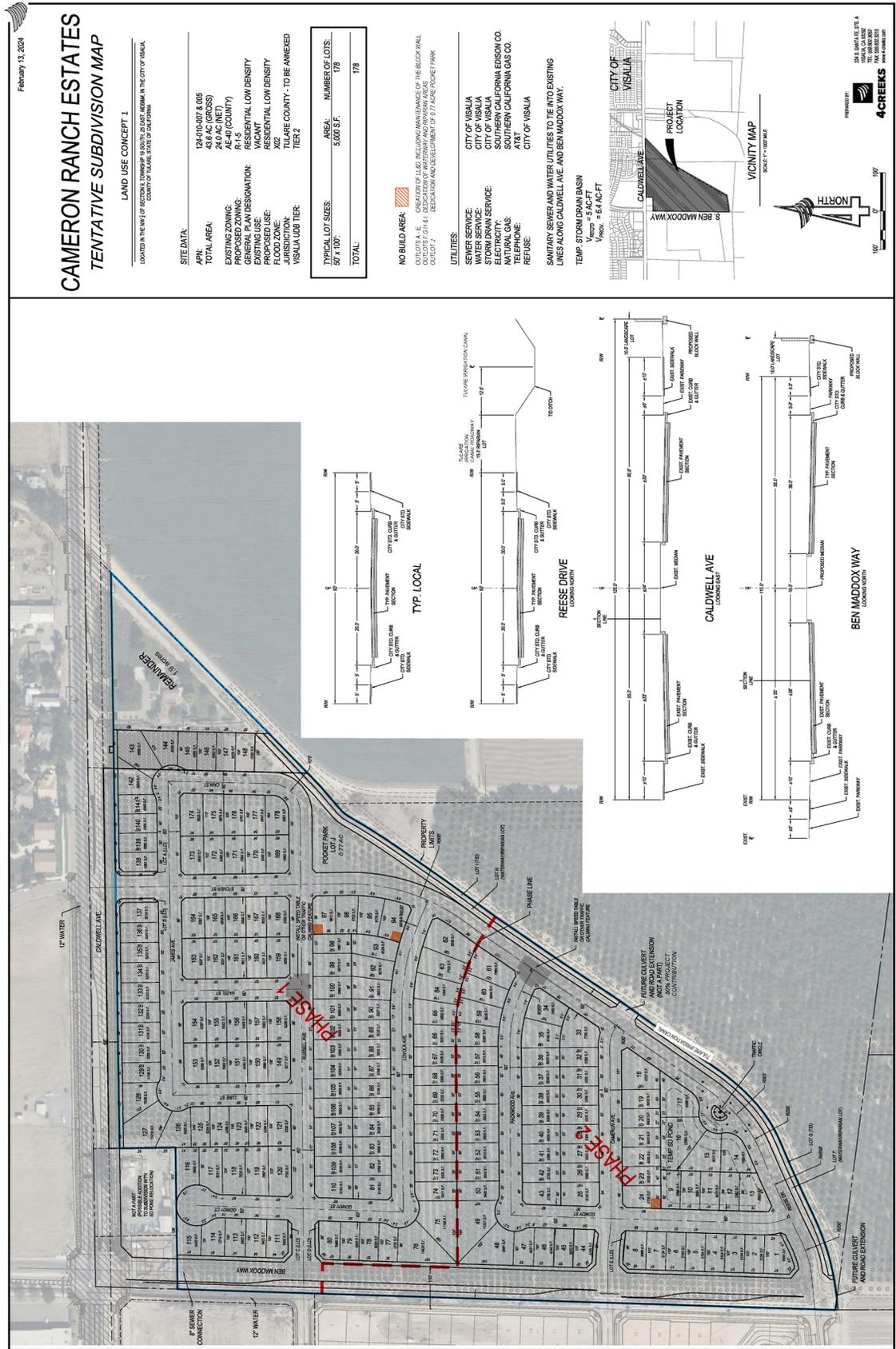


Figure 3-2: Tentative Subdivision Map

3.3 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 reference information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analyses,” as described in (5) below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c) (3)(D). In this case, a brief discussion should identify the following.
 - Earlier Analysis Used. Identify and state where they are available for review.
 - 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.
 - Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated.” Describe and mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

3.4 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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.

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

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

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION WILL BE PREPARED.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. 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.

05/23/2024

SIGNATURE

Paul Bernal

PRINTED NAME

DATE

City of Visalia

AGENCY

3.5 ENVIRONMENTAL ANALYSIS

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

I. AESTHETICS

Except as provided in Public 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 checked="" type="checkbox"/>	<input 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

Scenic Resources

Scenic resources include landscapes and features that are visually or aesthetically pleasing. They contribute positively to a distinct community or region. These resources produce a visual benefit upon communities. The City of Visalia has a visual character of a mix of rural and built environments. Visalia is surrounded by natural open space agricultural land, characterized by uses such as grazing, open space, and cultivated agriculture. Downtown Visalia is the physical, cultural, and economic center, with historical homes surrounding the downtown. St. John's river flows along the North side of Visalia's city limits, along with smaller creeks and ditches throughout the city. Valley Oak trees, both individually and in groves, also provide an important scenic feature and link to the natural setting of the San Joaquin Valley. The goal of Visalia's General Plan regarding visual resources is to preserve and re-establish the city's natural waterway system and Valley Oak tree groves with parks, conservation areas, and trailways.

Scenic Vistas

The Visalia General Plan identifies the Sierra Nevada mountains to the East and agricultural lands surrounding the city as scenic vistas surrounding Visalia.

Existing Visual Character

The following photos demonstrate the aesthetic character of the project area. As shown, the proposed project site area is in a relatively flat area characterized by agricultural uses.



Photo 1: Northeast Site Boundary (View Southwest) Source: Google Maps 2024



Photo 2: Northwest Site Boundary (View Southeast) Source: Google Maps 2024



Photo 3: Northeast Site Boundary viewing Tulare Irrigation Canal (View South) Source: Google Maps 2024



Photo 4: Stover St at Caldwell Avenue viewing adjacent land uses (View Northeast) Source: Google Maps 2024

Regulatory Setting

Scenic Roadways

The California Scenic Highway Program was established in 1963 by the State Legislature for the purpose of protecting and enhancing the natural beauty of California highways and adjacent corridors through conservation strategies. The State Scenic Highway System includes a list of highways that have either been officially designated or are eligible for designation. State laws affiliated with governing the scenic highway program can be found in Sections 260-263 in The Street and Highways Code.

State Scenic Highways

According to the California Department of Transportation mapping of State Scenic Highways, the City of Visalia does not have officially designated State Scenic Highways,

however the City has one eligible State Scenic Highway, a 44-mile stretch of State Route 198 from State Route 99 to Sequoia National Park. This is designated as a scenic corridor in the City's General Plan. This portion of the highway is approximately 2.0 miles North from the proposed site.

City of Visalia General Plan

The 2030 General Plan includes the policies related to aesthetic resources that correlate to the proposed project:

LU-P-28: Continue to use natural and man-made edges, such as major roadways and waterways within the City's Urban Area Boundary, as urban development limit and growth phasing lines.

LU-P-34: Work with Tulare County to prevent urban development of agricultural land outside of the current growth boundaries and to promote the use of agricultural preserves, where they will promote orderly development.

LU-P-42: Develop scenic corridor and gateway guidelines that will maintain the agricultural character of Visalia at its urban fringe.

LU-P-72: Ensure that noise, traffic, and other potential conflicts that may arise in a mix of commercial and residential uses are mitigated through good site planning, building design, and/or appropriate operational measures.

OSC-P-13: In new neighborhoods that include waterways, improvement of the waterway corridor, including preservation and/or enhancement of natural features and development of a continuous waterway trail on at least one side, shall be required.

OSC-P-17: Require that new development along waterways maintain a visual orientation and active interface with waterways. Develop design guidelines to be used for review and approval of subdivision and development proposals to illustrate how this can be accomplished for different land uses in various geographic settings.

OSC-P-34: Enhance views and public access to Planning Area waterways and other significant features such as Valley Oak groves consistent with flood protection, irrigation water conveyance, habitat preservation and recreation planning policies.

Tulare County General Plan

The 2030 Tulare County General Plan contains following goals and policies related to aesthetic resources that correlate to the proposed project:

SL-1.1 Natural Landscapes: During review of discretionary approvals, including parcel and subdivision maps, the County shall as appropriate, require new development to not

significantly impact or block views of Tulare County's natural landscapes.

1. Be sited to minimize obstruction of views from public lands and rights-of-ways,
3. Screen parking areas from view,
4. Include landscaping that screens the development,
5. Limit the impact of new roadways and grading on natural settings, and
6. Include signage that is compatible and in character with the location and building design

SL-1.2 Working Landscapes: The County shall require that new non-agricultural structures and infrastructure located in or adjacent to croplands, orchards, vineyards, and open rangelands be sited so as to not obstruct important viewsheds and to be designed to reflect unique relationships with the landscape.

1. Referencing traditional agricultural building forms and materials,
2. Screening and breaking up parking and paving with landscaping, and
3. Minimizing light pollution and bright signage.

SL-3.2 Urban Expansion–Edges: The County shall design and plan the edges and interface of communities with working and natural landscapes to protect their scenic qualities by:

1. Maintaining urban separators between cities and communities,
2. Encouraging cities to master plan mixed-density neighborhoods at their edges, locating compatible lower density uses adjacent to working and natural landscapes, and
3. Protecting important natural, cultural, and scenic resources located within areas that may be urbanized in the future

City of Visalia Zoning Ordinance

The Visalia Zoning Ordinance governs the distribution and intensity of land uses, sets the principles for evaluating development and guides the development and growth of the City. The Zoning Ordinance establishes specific development criteria for each zoning district (i.e., parking requirements, walls, fencing, setbacks, building height, etc.).

Discussion

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

Less than Significant Impact: A scenic vista is defined as a viewpoint that provides expansive views of highly valued landscape for the benefit of the general public. The Sierra Nevada mountains to the East and agricultural lands surrounding the city are the primary scenic vista within this region. The site is surrounded by agricultural uses and single-family homes, while the Sierra Nevada foothills are approximately 10 miles east of the project site.

The project would obstruct some views of agricultural uses. However, the project would not significantly alter views overall from the surrounding community. There is *a less than significant impact*.

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

No Impact: There are no officially designated State Scenic Highways located in the City of Visalia or nearby the site. The proposed project would not damage any scenic resources within a state scenic highway and 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?

No Impact: The proposed project site is within the Visalia Planning Area and borders existing single-family homes within City Limits. The Project site's existing Tulare County General Plan land use designation is Residential Very Low Density, which corresponds to a prezone of R-1-5 (single-family residential, 5,000 square feet minimum lot size) for the City of Visalia. The materials, signage, fencing, landscaping, and building materials used in the construction of the project will be selected based on their ability to improve the overall visual character of the area. The proposed project will comply with all applicable zoning and other regulations governing scenic quality. 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?

Less than Significant Impact: 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, street lighting, and security lighting. All street and landscape 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. The impacts are *less than significant*.

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 checked="" type="checkbox"/></p>	<p><input 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 checked="" type="checkbox"/></p>	<p><input 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>

d) Result in the loss of forestland or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forestland to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Setting

Central California is one of the world’s premier growing regions. Agriculture is an important economic resource for Visalia and the surrounding areas. 39,518 acres, or 65 percent, of the Visalia Planning Area is farmland, producing fruit and nut crops, vegetables, nursery products (trees), apiary products (honey), seed crops (cotton), industrial crops (timber), field crops (alfalfa, barley, corn), and livestock. The proposed project site is located within the Visalia Planning Area. The proposed project site is not under Williamson Act Contract or a Farmland Security Zone contract. The proposed site is designated as Farmland of Local Importance under the Important Farmland Mapping and Monitoring Program (FMMP). The Site is within the Tier 2 Development Boundary and is designated for Low-Density Housing. Nearby to the South and West are Prime Farmland and Confined Animal Enclosures. To the North and East are is urbanized land.

Regulatory Setting

California Land Conservation Act of 1965

The California Land Conservation Act of 1965, commonly referred to as the Williamson Act, allows local governments to enter into contracts with private landowners to restrict the activities on specific parcels of land to agricultural or open space uses. The landowners benefit from the contract by receiving greatly reduced property tax assessments. The California Land Conservation Act is overseen by the California Department of Conservation; however local governments are responsible for determining specific allowed uses and enforcing the contract.

Right to Farm Ordinance

Tulare County adopted a “Right to Farm Ordinance,” to protect the rights of commercial farming operations, while promoting a “good neighbor policy” between these uses. Under this ordinance, property owners and residents are made aware that they may experience inconveniences due to commercial agricultural operations.

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 can produce sustained yields. 51% of the Visalia Planning Area is classified as Prime Farmland.
- **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. 11% of the Visalia Planning Area is classified as Farmland of Statewide Importance.
- **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. Less than 1% of the Visalia Planning Area is classified as Unique Farmland.
- **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. 2% of the Visalia Planning Area is classified as Farmland of Local Importance.

City of Visalia General Plan

The 2030 General Plan includes the policies related to agricultural resources that correlate to the proposed project:

- *LU-P-19*: Ensure that growth occurs in a compact and concentric fashion by implementing the General Plan's phased growth strategy.
- *LU-P-21*: Allow annexation and development of residential, commercial, and industrial land to occur within the Tier II UDB and the Tier III Urban Growth Boundary consistent with the City's Land Use Diagram, according to the stated phasing thresholds.
- *OSC-P-28*: Require new development to implement measures, as appropriate, to minimize soil erosion related to grading, site preparation, landscaping, and construction.

Visalia Municipal Code

- *Chapter 18.04 - Agricultural Land Preservation Program*: This chapter addresses the conversion of prime farmland and farmland of statewide importance through the adoption of an agricultural land preservation program.

Tulare County General Plan

The 2030 Tulare County General Plan contains following goals related to agricultural resources that correlate to the proposed project:

- Promote the long-term preservation of productive and potentially productive agricultural lands and to accommodate agricultural-support services and agriculturally related activities that support the viability of agriculture and further the County's economic development goals;
- Support increased viability of agriculture production and promote high-value, employment-intensive, and diverse production, and processing in Tulare County;
- Support the reasonable development and economic viability of animal confinement facilities.

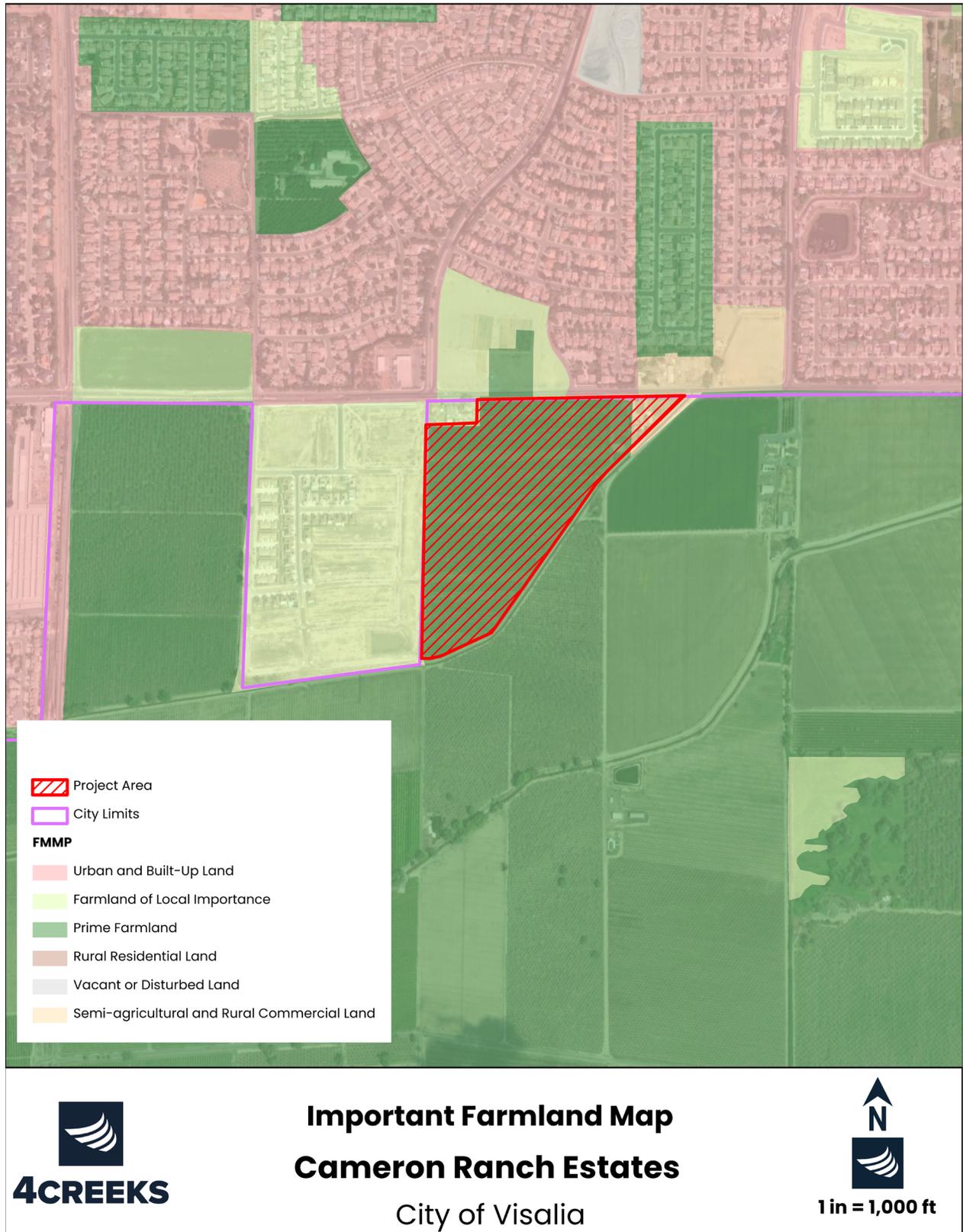


Figure 3-3: Important Farmlands Map

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?

Less Than Significant Impact with Mitigation: The project site is currently occupied by agricultural land with orchard crops. Implementation of the proposed Project would result in the permanent conversion of approximately 41.7 acres of Prime Farmland to non-agricultural uses.

The loss of Prime Farmland on the Project Site would result in the decrease of Important Farmland inventory in the Visalia Planning Area. Visalia Planning Area currently has an Important Farmland inventory of 43,155 acres, 33,991 acres of which were categorized as Prime Farmland. Implementation of the Project would convert 41.7 acres of Prime Farmland which would result in a 0.097% percent decrease in the total Important Farmland inventory of Visalia Planning Area and a 0.123% percent decrease in the Prime Farmland inventory.

As shown in Table 3-1, the Visalia 2030 General Plan (at full buildout) plans to develop 14,265 total acres of Important Farmland, of which 12,490 acres are Prime Farmland. Most of the growth is planned to be adjacent to urbanized areas, which is much less disruptive to other agricultural uses countywide because it discourages the development of new rural neighborhoods or communities that would require the extension of infrastructure that would create growth-inducing impacts and potentially greater impacts to agricultural resources.

FMMP Designation	Existing Planning Area Total (Acres)	Planning Area Total at General Plan Buildout (Acres)	Change
<i>Prime Farmland</i>	33,991	21,501	-12,490 (-37%)
<i>Farmland of Statewide Importance</i>	7,353	6,954	-399 (-5%)
<i>Unique Farmland</i>	181	137	-44 (-24%)
<i>Farmland of Local Importance</i>	1,630	298	-1,333 (-82%)
Important Farmland Total	43,155	28,890	-14,265 (-33%)

Table 3-1: Important Farmland Developed Under 2030 General Plan. Source: Visalia Planning Area General Plan EIR

Although the proposed Site is located on Prime Farmland, the development is in accordance with the 2030 General Plan. The Site is within the Tier 2 Development Boundary and is designated as Low Density Residential by the General Plan. The Project will follow all existing and proposed 2030 General Plan policies to reduce potential impacts.

However, following Visalia Municipal Code Chapter 18.04: Agricultural Land Preservation Program, the Project will be required to preserve 32.61 acres of Prime Farmland. This mitigation measure is detailed in the Agricultural Mitigation Memo, see appendix E. There is a *less than significant impact with mitigation incorporation*.

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

Less Than Significant Impact: The site is currently zoned for agriculture by Tulare County. However, it is within the Visalia Planning Area Tier 2 Development Boundary and is expected to be annexed by the city. It currently has a General Plan designation of Low Density Residential that would suit the proposed project. The project site is not under a Williamson Act Contract. There is a *less than significant 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))?

No Impact: The project site is not zoned for forest or timberland production. Therefore, *no impacts* would occur.

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

No Impact: No conversion of forestland, as defined under Public Resource Code or General Code, will occur as a result of the project and there would be *no impacts*.

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?

Less Than Significant Impact: As discussed above, new developments, including the project site would be focused in and around existing communities. This would prevent new infrastructure from interfering with surrounding farmland. The project does not include any features which could result in the conversion of forestland to non-forest use. There is a *less than significant impact*.

Mitigation Measures for Impacts to Agricultural Resources

Mitigation Measure AG-1: Prior to the issuance of grading or building permits, the Project proponent shall mitigate impacts for loss of up to 32.61 acres of Prime Farmland and Farmland of Statewide Importance on the Project site at a 1:1 ratio. The amount of land requiring mitigation shall correspond to the amount of land associated with the issuance of the grading or building permit, or for residential land associated with a subdivision map, the amount of land associated with the subdivision map.

The Project proponent shall implement one or more of the following measures to mitigate the loss: Payment of in-lieu fees, mitigation banks, fee title acquisition, and/or conservation easements, on land(s) within the Southern San Joaquin Valley of California, specifically within Kern County, Tulare County, Kings County, Fresno County, or Madera County. The City shall require, at a minimum: evidence that the preserved land has adequate water supply, agricultural zoning, evidence of land encumbrance documentation, documentation that the easement/regulations are permanent and monitored, and documentation that the mitigation strategy is appropriately endowed.

This mitigation shall be verified by the City prior to issuance of grading or building permits.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Setting

Air pollution is directly related to regional topography. Topographic features can either stimulate the movement of air or restrict air movement. California is divided into regional air basins based on topographic air drainage features. The proposed project site is within the San Joaquin Valley Air Basin, which is bordered by the Sierra Nevada Mountains to the East, Coastal Ranges to the West, and the Tehachapi Mountains to the South.

The mountain ranges surrounding the San Joaquin Valley Air Basin (SJVAB) serve to restrict air movement and prevent the dispersal of pollution. As a result, the SJVAB is highly susceptible to pollution accumulation over time. As shown in the Table 3-2, the SJVAB is in nonattainment for several pollutant standards. The primary pollutants of concern in the San Joaquin Valley are ozone (O₃) and PM₁₀.

Pollutant	Designation/Classification	
	Federal Standards	State Standards
Ozone – One hour	No Federal Standard ^f	Nonattainment/Severe
Ozone – Eight hour	Nonattainment/Extreme ^e	Nonattainment
PM 10	Attainment ^c	Nonattainment
PM 2.5	Nonattainment ^d	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

^a See 40 CFR Part 81

^b See CCR Title 17 Sections 60200-60210

^c On September 25, 2008, EPA redesignated the San Joaquin Valley to attainment for the PM10 National Ambient Air Quality Standard (NAAQS) and approved the PM10 Maintenance Plan.

^d The Valley is designated nonattainment for the 1997 PM2.5 NAAQS. EPA designated the Valley as nonattainment for the 2006 PM2.5 NAAQS on November 13, 2009 (effective December 14, 2009).

^e Though the Valley was initially classified as serious nonattainment for the 1997 8-hour ozone standard, EPA approved Valley reclassification to extreme nonattainment in the Federal Register on May 5, 2010 (effective June 4, 2010).

^f Effective June 15, 2005, the U.S. Environmental Protection Agency (EPA) revoked the federal 1-hour ozone standard, including associated designations and classifications. EPA had previously classified the SJVAB as extreme nonattainment for this standard. EPA approved the 2004 Extreme Ozone Attainment Demonstration Plan on March 8, 2010 (effective April 7, 2010). Many applicable requirements for extreme 1-hour ozone nonattainment areas continue to apply to the SJVAB.

Table 3-2. San Joaquin Valley Attainment Status; Source: SJVAPCD

Valley Fever

Valley Fever is an illness caused by a fungus (*Coccidioides immitis* and *C. posadasii*) that grows in soils under certain conditions. Favorable conditions for the Valley Fever fungus include low rainfall, high summer temperatures, and moderate winter temperatures. In California, the counties with the highest incident of Valley Fever are Fresno, Kern and Kings counties. When soils are disturbed by wind or activities like construction and farming, Valley Fever fungal spores can become airborne. The spores present a potential health hazard when inhaled. Individuals in occupations such as construction, agriculture, and archaeology have a higher risk of exposure due to working in areas of disturbed soils which may have the Valley Fever fungus.

Regulatory Setting

City of Visalia General Plan

The 2030 General Plan includes the policies related to air quality that correlate to the proposed project:

- *AQ-P-2*: Require use of Best Management Practices (BMPs) to reduce particulate emission as a condition of approval for all subdivisions, development plans and grading permits, in conformance with the San Joaquin Valley Air Pollution Control District Fugitive Dust Rule.
- *AQ-P-9*: Continue to mitigate short-term construction impacts and long-term stationary source impacts on air quality on a case-by-case basis and continue to assess air quality impacts through environmental review. Require developers to implement Best Management Practices (BMPs) to reduce air pollutant emissions associated with the construction and operation of development projects

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, which control stationary-source and most categories of area-source emissions and develop regional air quality plans. The project is located within the jurisdiction of the San Joaquin Valley Air Pollution Control District. 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. The U.S. EPA revoked the national 1-hour ozone standard on June 15, 2005, and the annual PM₁₀ standard on September 21, 2006, when a new PM_{2.5} 24-hour standard was established.

Pollutant	Averaging Time	California Standards ¹		National Standards ²		
		Concentration ³	Method ⁴	Primary ^{3,5}	Secondary ^{3,6}	Method ⁷
Ozone (O₃)	1 Hour	0.09 ppm (180 µg/m ³)	Ultraviolet Photometry	--	Same as Primary Standard	Ultraviolet 8 Hour Photometry
	8 Hour	0.070 ppm (137 µg/m ³)		0.075 ppm (147 µg/m ³)		
Respirable Particulate Matter (PM₁₀)	24 Hour	50 µg/m	Gravimetric or Beta Attenuation	150 µg/m ³	Same as Primary Standard	Inertial Separation and Gravimetric Annual Analysis
	Annual Arithmetic Mean	20 µg/m ³		--		
Fine Particulate Matter (PM_{2.5})	24 Hour		Gravimetric or Beta Attenuation	35 µg/m ³	Same as Primary Standard	Inertial Separation and Gravimetric Annual Analysis
	Annual Arithmetic Mean	12 µg/m ³		15 µg/m ³		
Carbon Monoxide (CO)	1 Hour	20 ppm (23 mg/m ³)	Non-Dispersive Infrared Photometry (NDIR)	35 ppm (40 mg/m ³)	--	Non-Dispersive Infrared Photometry (NDIR)
	8 Hour	9.0 ppm (10 mg/m ³)		9 ppm (10 mg/m ³)	--	
	8 Hour (Lake Tahoe)	6 ppm (7 mg/m ³)		--	--	
Nitrogen Dioxide (NO₂)⁸	1 Hour	0.18 ppm (339 µg/m ³)	Gas Phase Chemiluminescence	100 ppb (188 µg/m ³)	--	Gas Phase Annual Chemiluminescence
	Arithmetic Mean	0.030 ppm (57 µg/m ³)		53 ppb (100 µg/m ³)	Same as Primary Standard	
Sulfur Dioxide	1 Hour	0.25 ppm (655 µg/m ³)	Ultraviolet Fluorescence	75 ppb (196 µg/m ³)	--	Ultraviolet Fluorescence; Spectrophotometry
	3 Hour	--		--	0.5 ppm	

Pollutant	Averaging Time	California Standards ¹		National Standards ²		
		Concentration ³	Method ⁴	Primary ^{3,5}	Secondary ^{3,6}	Method ⁷
					(1300 $\mu\text{g}/\text{m}^3$)	(Pararosaniline Method)
	24 Hour	0.04 ppm (105 $\mu\text{g}/\text{m}^3$)		0.14 ppm (for certain areas) ⁹	--	
	Annual Arithmetic Mean	--		0.030 ppm (for certain areas) ⁹	--	
Lead^{10,11}	30 Day Average	1.5 $\mu\text{g}/\text{m}^3$	Atomic Absorption	--	--	High Volume Sampler and Atomic Absorption
	Calendar Quarter	--		1.5 $\mu\text{g}/\text{m}^3$ (for certain areas) ¹¹	Same as Primary Standard	
	Rolling 3-Month Average	--		0.15 $\mu\text{g}/\text{m}^3$		
Visibility Reducing Particles¹²	8 Hour	See footnote 12	Beta Attenuation and Transmittance through Filter Tape	No National Standard		
Sulfates	24 Hour	25 $\mu\text{g}/\text{m}^3$	Ion Chromatography			
Hydrogen Sulfide	1 Hour	0.03 ppm (42 $\mu\text{g}/\text{m}^3$)	Ultraviolet Fluorescence			
Vinyl Chloride¹⁰	24 Hour	0.01 ppm (26 $\mu\text{g}/\text{m}^3$)	Gas Chromatography			

1. California standards for ozone, carbon monoxide (except 8-hour Lake Tahoe), sulfur dioxide (1 and 24 hour), nitrogen dioxide, and particulate matter (PM₁₀, PM_{2.5}, and visibility reducing particles), are values that are not to be exceeded. All others are not to be equaled or exceeded. California ambient air quality standards are listed in the Table of Standards in Section 70200 of Title 17 of the California Code of Regulations.

2. National standards (other than ozone, particulate matter, and those based on annual arithmetic mean) are not to be exceeded more than once a year. The ozone standard is attained when the fourth highest 8-hour concentration measured at each site in a year, averaged over three years, is equal to or less than the standard. For PM₁₀, the 24 hour standard is attained when the expected number of days per calendar year with a 24-hour average concentration

Pollutant	Averaging Time	California Standards ¹		National Standards ²		
		Concentration ³	Method ⁴	Primary ^{3,5}	Secondary ^{3,6}	Method ⁷
<p>above 150 µg/m³ is equal to or less than one. For PM_{2.5}, the 24 hour standard is attained when 98 percent of the daily concentrations, averaged over three years, are equal to or less than the standard. Contact the U.S. EPA for further clarification and current national policies.</p> <p>3. Concentration expressed first in units in which it was promulgated. Equivalent units given in parentheses are based upon a reference temperature of 25°C and a reference pressure of 760 torr. Most measurements of air quality are to be corrected to a reference temperature of 25°C and a reference pressure of 760 torr; ppm in this table refers to ppm by volume, or micromoles of pollutant per mole of gas.</p> <p>4. Any equivalent measurement method which can be shown to the satisfaction of the ARB to give equivalent results at or near the level of the air quality standard may be used.</p> <p>5. National Primary Standards: The levels of air quality necessary, with an adequate margin of safety to protect the public health.</p> <p>6. National Secondary Standards: The levels of air quality necessary to protect the public welfare from any known or anticipated adverse effects of a pollutant.</p> <p>7. Reference method as described by the U.S. EPA. An "equivalent method" of measurement may be used but must have a "consistent relationship to the reference method" and must be approved by the U.S. EPA.</p> <p>8. To attain the 1-hour national standard, the 3-year average of the annual 98th percentile of the 1-hour daily maximum concentrations at each site must not exceed 100 ppb. Note that the national standards are in units of parts per billion (ppb). California standards are in units of parts per million (ppm). To directly compare the national standards to the California standards the units can be converted from ppb to ppm. In this case, the national standards of 53 ppb and 100 ppb are identical to 0.053 ppm and 0.100 ppm, respectively.</p> <p>9. On June 2, 2010, a new 1-hour SO₂ standard was established and the existing 24-hour and annual primary standards were revoked. To attain the 1-hour national standard, the 3-year average of the annual 99th percentile of the 1-hour daily maximum concentrations at each site must not exceed 75 ppb. The 1971 SO₂ national standards (24-hour and annual) remain in effect until one year after an area is designated for the 2010 standard, except that in areas designated nonattainment for the 1971 standards, the 1971 standards remain in effect until implementation plans to attain or maintain the 2010 standards are approved. Note that the 1-hour national standard is in units of parts per billion (ppb). California standards are in units of parts per million (ppm). To directly compare the 1-hour national standard to the California standard the units can be converted to ppm. In this case, the national standard of 75 ppb is identical to 0.075 ppm.</p> <p>10. The ARB has identified lead and vinyl chloride as 'toxic air contaminants' with no threshold level of exposure for adverse health effects determined. These actions allow for the implementation of control measures at levels below the ambient concentrations specified for these pollutants.</p> <p>11. The national standard for lead was revised on October 15, 2008 to a rolling 3-month average. The 1978 lead standard (1.5 µg/m³ as a quarterly average) remains in effect until one year after an area is designated for the 2008 standard, except that in areas designated nonattainment for the 1978 standard, the 1978 standard remains in effect until implementation plans to attain or maintain the 2008 standard are approved.</p> <p>12. In 1989, the ARB converted both the general statewide 10-mile visibility standard and the Lake Tahoe 30-mile visibility standard to instrumental equivalents, which are "extinction of 0.23 per kilometer" and "extinction of 0.07 per kilometer" for the statewide and Lake Tahoe Air Basin standards, respectively.</p>						

Table 3-3. Ambient Air Quality Standards; Source: SJVAPCD

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:

Pollutant/Precursor	Construction Emissions	Operational Emissions	
		Permitted Equipment and Activities	Non-Permitted Equipment and Activities
		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

Table 3-4. SJVAPCD Thresholds of Significance for Criteria Pollutants; 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?

No Impact: The proposed project is located within the boundaries of the San Joaquin Valley Air Pollution Control District (SJVAPCD) and would result in air pollutant emissions that are regulated by the air district during both its construction and operational phases. The SJVAPCD is responsible for bringing air quality in the Visalia Planning Area into compliance with federal and state air quality standards. The Air District has Particulate Matter (PM) plans, Ozone Plans, and Carbon Monoxide Plans that serve as the clean air plan for the basin.

Together, these plans quantify the required emission reductions to meet federal and state air quality standards and provide strategies to meet these standards. The SJVAPCD adopted the Indirect Source Review (ISR) Rule in order to fulfill the District's emission reduction commitments in its PM10 and Ozone (NOx) attainment plans and has since determined that implementation and compliance with ISR would reduce the cumulative PM10 and NOx impacts anticipated in the air quality plans to a less than significant level.

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 3-5 below, project construction related emissions do not exceed the thresholds established by the SJVAPCD.

	CO (tpy)	ROG (tpy)	SOx (tpy)*	Nox (tpy)	PM10 (tpy)	PM2.5 (tpy)
Emissions Generated from Project Construction	3.1328	3.3011	.00879	2.3860	0.9043	0.4186
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.						

Table 3-5. Projected Project Emissions Compared to SJVAPCD Thresholds of Significance for Criteria Pollutants related to Construction; Source: SJVAPCD, CalEEMod (v. 2020.4.0) Analysis (Appendix A)

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 3-6 below, the project's operational emissions do not exceed the thresholds established by the SJVAPCD.

	CO (tpy)	ROG (tpy)	SOx (tpy)*	Nox (tpy)	PM10 (tpy)	PM2.5 (tpy)
Operational Emissions (Dry Years)	7.2782	2.3082	0.0158	1.2469	1.6643	0.4735
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.						

Table 3-6. Projected Project Emissions Compared to SJVAPCD Thresholds of Significance for Criteria Pollutants related to Operations; Source: SJVAPCD, CalEEMod (v. 2020.4.0) Analysis (Appendix A)

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?

Less Than Significant Impact: The SJVAPCD is responsible for bringing air quality in the Visalia Planning Area into compliance with federal and state air quality standards. The significance thresholds and rules developed by the SJVAPCD are designed to prevent projects from violating air quality standards or significantly contributing to existing air quality violations. As discussed above, neither construction-related emissions nor operation-related emissions will exceed thresholds established by the SJVAPCD. The project will comply with all applicable SJVAPCD rules and regulations, which will further reduce the potential for any significant impacts related to air quality as a result of project implementation. Because these thresholds and regulations are designed to achieve and/or maintain federal and state air quality standards, and the project is compliant with these thresholds and regulations, the project will not violate an air quality standard or significantly contribute to an existing air quality violation. The impact is *less than significant*.

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

Less than Significant Impact: The single-family residences located to the North and to the West are the closest sensitive receptors. 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. The project would not expose sensitive receptors to substantial pollutant concentrations. The impact would be *less than significant*.

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

Less Than Significant Impact: The project will create temporary localized odors during project construction. The proposed project will not introduce a conflicting land use (surrounding land includes residential neighborhoods) 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, impacts would be *less than significant*.

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 Game 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 director removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 in the eastern portion of the Visalia Planning Area within the lower San Joaquin Valley, in the Central Valley of California. The Central Valley is bordered to the east by the Sierra Nevada Mountain Range to the east and the Coast Ranges to the west. Like most of California, Visalia is considered a Mediterranean climate.

Warm, dry summers are followed by cool, moist winters. Summer temperatures often reach above 90 degrees Fahrenheit, and the humidity is relatively low. Winter temperatures are often below 60 degrees Fahrenheit during the day and rarely exceed 70 degrees. On average, Visalia receives approximately 11 inches of precipitation in the form of rainfall yearly, most of which occurs between October and March.

Site Description

The topography of the Project Area is relatively flat. The property is composed of approximately 41.7 acres of active agricultural land and 1.9 acres that is landscaped and contains one large single-family residence. The proposed Project site is in an urban and agricultural interface environment just outside the southern boundary of the City of Visalia. The proposed Project site is bounded by agricultural fields to the south and east, with single family homes north and east.

One small, unvegetated open water canal extends along the southeast edge of the site and drains westward where it eventually connects to Cameron Creek. This canal is maintained with no vegetation in the channel. No potentially jurisdictional waters or wetland features occur within the proposed Project Area and no signs of pooling water, vernal pool habitat, or seasonal wetlands have been identified. The area is active agricultural land and is actively maintained. The site contains orchard trees, but no valley oak trees were identified within the project area.

The orchard trees may provide limited nesting and foraging habitat for birds and wildlife; however the value of this habitat is relatively low due to the ongoing agricultural operations.

Regulatory Setting

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. Although the USFWS and its parent administration, the U.S. Department of the Interior, have traditionally interpreted the FMBTA as prohibiting incidental as well as intentional “take” of birds, a January 2018 legal opinion issued by the Department of the Interior now states that incidental take of migratory birds while engaging in otherwise lawful activities is permissible under the FMBTA. However, California Fish and Game Code makes it unlawful to take or possess any non-game bird covered by the FMBTA (Section

3513), as well as any other native non-game bird (Section 3800), even if incidental to lawful activities.

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.

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

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

City of Visalia Oak Tree Ordinance: The City of Visalia has an oak tree ordinance that protects valley oak trees with a diameter at breast height (dbh) of 2 inches or greater. Under this ordinance, removal, or encroachment within the drip-line of or damage to valley oak trees is prohibited. Removal requires a permit from the city manager and mitigation either by replacement in-kind or payment of an in-lieu fee to be used for oak tree planting.

Visalia Planning Area General Plan: The Visalia Planning Area General Plan contains the following policies related to the preservation of biological resources that may be considered relevant to the proposed Project's environmental review:

- OSC-P-8 Protect, restore, and enhance a continuous corridor of native riparian vegetation along Planning Area waterways, including the St. Johns River; Mill, Packwood, and Cameron Creeks; and segments of other creeks and ditches where feasible, in conformance with the Parks and Open Space diagram of this General Plan.
- OSC-P-19 Establish easements or require dedication of land along waterways to protect natural habitat areas, allow maintenance operations and promote trails and bike paths.
- OSC-P-26 Establish Best Management Practices (BMPs) for control of invasive plant species where such plants could adversely impact wildlife habitat.

- OSC-P-27 Establish a “no net loss” standard for sensitive habitat acreage, including wetlands and vernal pools potentially affected by development.
- OSC-P-30 Require assessments of biological resources prior to approval of any discretionary development projects involving riparian habitat, wetlands, or special status species habitat. Early in the development review process, consult with California Department of Fish and Game, U.S. Fish and Wildlife Service, and other agencies.
- OSC-P-31 Protect and enhance habitat for special status species, designated under state and federal law. Require protection of sensitive habitat areas and special status species in new development in the following order: 1) avoidance; 2) onsite mitigation, and 3) offsite mitigation.

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 & Game or U.S. fish and Wildlife Service?**

Less Than Significant Impact with Mitigation: The site has no known species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. While no candidate, sensitive, or special status species have been identified within the project area, the orchards located on the site may contain suitable habitat for nesting birds and bats. Additionally, CNDDDB results noted the presence of San Joaquin Kit Fox within ½ mile of the project site. Implementation of Mitigation Measures BIO-1a and BIO-1b will reduce any potential impacts to these species to *less than significant levels*.

- 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 Game or US Fish and Wildlife Service?**

No Impact: There are no CNDDDB-designated “natural communities of special concern” recorded within the proposed Project area or surrounding lands. The Visalia General Plan identifies Grasslands, Valley Oak Riparian Woodland, Valley Oak Woodland, Vernal Pools, and Wetlands as vegetation communities to protect. No Grasslands, Valley Oak Riparian Woodland, Valley Oak Woodland, Vernal Pools, or Wetlands are found within the Project site. The proposed Project site consists of agricultural fields and there would be *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 director removal, filling, hydrological interruption, or other means?**

Less than Significant Impact: The project is not located within or adjacent to federally

protected wetlands as defined by Section 404 of the Clean Water Act. City-wide biological resources were evaluated in the Visalia General Plan Update Environmental Impact Report (EIR). The EIR concluded that certain protected wetlands and other waters may be directly or indirectly affected by future development within the General Plan Planning Area. Such effects would be considered significant. However, the General Plan contains multiple policies, identified under Impact 3.8-3 of the EIR, that together work to reduce the potential for impacts on wetlands and other waters located within in the Planning Area. With implementation of these policies, impacts on wetlands will be *less than significant 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?

Less than Significant Impact: The proposed Project area is surrounded by cultivated agricultural lands, residential development, and paved roads. Therefore, the proposed Project area does not contain features that would be likely to function as a wildlife movement corridor.

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

No Impact: The project will not conflict with any local policies or ordinances protecting biological resources. The City has a municipal ordinance in place to protect valley oak trees; however no oak trees exist on the site. There would be *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?

No Impact: There are no habitat conservation plans or Natural Community Conservation Plans (NCCP) in the proposed Project area. There would be *no impact*.

Mitigation Measures for Impacts to Biological Resources

Mitigation Measure BIO-1a: Nesting Bird, Roosting Bat, San Joaquin Kit Fox Den Survey

If project-related activities are scheduled between February 1 to August 31 (the typical nesting season), a focused survey for nests, roosts, burrows or dens shall be conducted by a Designated Biologist within fourteen (14) calendar days prior to the beginning of Project-related activities. The Designated Biologist shall survey a minimum radius of 500-feet for Migratory Bird Treaty Act birds around the Project Area and for sign of roosting bats. If no active nests, roosts, burrows or dens are found, project activities may proceed as scheduled.

Mitigation Measure BIO-1b: Active Nests or Roosts or Burrows or Dens

If an active nest, roost or burrow or den is located, then active nests, roosts or burrows or dens shall be avoided, and a no-disturbance or destruction buffer shall be determined and

established by a Designated Biologist. The buffer shall be kept in place until after the breeding nesting season or the Designated Biologist confirms the young have fledged, are foraging independently, and the nest or burrow is no longer active for the season. The extent of these buffers shall be determined by the Designated Biologist and will depend on the species present, the level of noise or construction disturbance, line of sight between the nest and the disturbance, ambient levels of noise and other disturbances, and other topographical or artificial barriers.

If an active San Joaquin kit fox den is located, then consultation with the USFWS would be required in order to document this federally listed species presence in the Project Area.

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

A Phase 1 cultural resources assessment for the Cameron Ranch Housing Subdivision was conducted by Soar Environmental (Appendix C). The Project proposes to construct 178 single-family housing units on 43.6-acres; Accessor Parcel Numbers (APNs) 124-010-001, 124-010-002, 124-010-003, 124-010-005, 124-010-007. The Project is subject to the California Environmental Quality Act (CEQA).

Environmental Setting

The Project area is in the Southern Valley Yokuts ethnographic territory of the San Joaquin Valley and located between the Kings River and the north shore of Tulare Lake. The Yokuts were generally divided into three major groups, the Northern Valley Yokuts, the Southern Valley Yokuts, and the Foothill Yokuts. The Project area is likely within the Telamni Yokuts territory. The main village for this area was Waitatshuulul, which was approximately 3 miles east of the Project site along Packwood Creek.

The San Joaquin Valley did not experience contact with Europeans until the late 1700s. The earliest exploration of the San Joaquin Valley by Europeans was likely by the Spaniards when in the fall of 1772 a group known as the Catalanian Volunteers entered the valley through Tejon Pass in search of deserters from the Southern California Missions. However, the group only made it as far north as Buena Vista Lake in modern day Kern County before turning around due to the extensive swamps. Initial settlement within the valley by Europeans in the 1830s was largely either by trappers or horse thieves. With the end of the Mexican American War and the beginning of the gold rush in 1848, the San Joaquin Valley became more populated with ranchers and prospectors. By 1850, California became a state, and Tulare County was established in 1853. Visalia, founded in 1852, is one of the oldest cities in the Southern San Joaquin Valley. During the first few decades,

Visalia was a supply center for nearby gold rushes, and had an agricultural economy based on livestock and some agriculture.

Cultural Records Search

The Project area is located in the USGS Visalia 7.5' Series Quadrangle (USGS 2021). On March 1, 2024, Soar Environmental submitted a records search request to the Southern San Joaquin Valley Information Center (SSJVIC) located at the California State University, Bakersfield (Appendix C). The records search included a 0.5-mile buffer around the Project area. The results from the records search indicate three (3) cultural resource studies have been conducted within the Project area. According to the information on file, there is two (2) resource within the Project area. These resources, however, were identified outside of the proposed 178-unit single family housing subdivision. As such, these resources will not be effected by the proposed project subdivision construction and staging activities. There are four (4) recorded resources within the 0.5-mile record search radius. There are no recorded cultural resources within the Project area or radius that are listed in the National Register of Historic Places, the California Register of Historical Resources, the California Points of Historical Interest, California Inventory of Historic Resources, or the California State Historic Landmarks.

AB 52 Native American Consultation

In accordance with AB 52, Native American Tribes that could potentially be impacted by the Project were contacted. The tribes that were formally noticed of this Project were the Santa Rosa Rancheria Tachi Yokut Tribe, Tule River Indian Tribe, and the Wuksache Indian Tribe/Eshom Valley Band. These Rancherias are not located within the City limits.

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See PRC Section 21083.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per PRC Section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that PRC Section 21082.3(c) contains provisions specific to confidentiality.

Soar Environmental did not receive comments from the Tulare County Native American groups or affiliated individuals regarding the proposed development at the project location.

Regulatory Setting

In this report "cultural resources" are defined as prehistoric or historical archaeological sites as well as historical objects, buildings, or structures. In accordance with 30 Code of Federal Regulations (CFR) §60.4, "historical" in this report applies to cultural resources which are at least 50 years old. The significance or importance of a cultural resource is dependent upon whether the resource qualifies for inclusion at the local or state level in the California Register of Historical Resources (CRHR), or at the federal level in the National Register of Historic Places (NRHP). Cultural

resources that are determined to be eligible for inclusion in the CRHR are called “historical resources” (California Code of Regulations [CCR] 15064.5[a]). Under this statute the determination of eligibility is partially based on the consideration of the criteria of significance as defined in 14 CCR 15064.5(a)(3). Cultural resources eligible for inclusion in the NRHP are deemed “historic properties.”

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 Register of Historical Resources

In California, the term “historical resource” includes “any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California” (California PRC § 5020.1[j])(State of California 2021). In 1992, the California legislature established the California Register of Historical Resources (CRHR) “to be used by state and local agencies, private groups, and citizens to identify the state’s historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change” (California PRC § 5024.1(a)). The criteria for listing resources on the CRHR, enumerated in the following text, were developed to be in accordance with previously established criteria developed for listing in the NRHP. According to California PRC § 5024.1(c) (1– 4), a resource is considered historically significant if it (i) retains “substantial integrity,” and (ii) meets at least one of the following criteria:

- Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage.
- Is associated with the lives of persons important in our past.
- Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
- Has yielded, or may be likely to yield, information important in prehistory or history.

To understand the historic importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than 50 years old may be considered for listing in the CRHR if it can be demonstrated that sufficient time has passed to understand its historical importance (14 CCR 4852[d][2]).

The CRHR protects cultural resources by requiring evaluations of the significance of prehistoric and historic resources. The criteria for the CRHR are nearly identical to those for the National

Register of Historic Places (NRHP), and properties listed or formally designated as eligible for listing in the NRHP are automatically listed in the CRHR, as are state landmarks and points of interest. The CRHR also includes properties designated under local ordinances or identified through local historical resource surveys.

City of Visalia General Plan

Under Chapter 3, the City's Role and Tools for Preservation, in the General Plan of the City of Visalia defines a "cultural resources" as:

- **Chapter 3.3:** Sites, structures, or any other physical evidence associated with human activity considered important to be culturally important. This includes archaeological resources and contemporary Native American resources in addition to the historic resources that are the subject of this chapter. Impacts of development on cultural resources of all kinds must be avoided to the greatest extent possible, as described by policies in Chapter 6: Open Space and Conservation.
- Under **Chapter 6**, Open Space and Conservation, within the General Plan of the City of Visalia the following policies are outlined for the preservation of cultural resources:
- **Chapter 6.5:** OSC-P-39 Establish requirements to avoid potential impacts to sites suspected of being archeologically, paleontologically, or historically significant or of concern, by:
 - Requiring a records review for development proposed in areas that are considered archaeologically or paleontologically sensitive.
 - Determining the potential effects of development and construction on archaeological or paleontological resources (as required by CEQA).
 - Requiring pre-construction surveys and monitoring during any ground disturbance for all development in areas of historical and archaeological sensitivity.
 - Implementing appropriate measures to avoid the identified impacts, as conditions of project approval.

In the event that previously unidentified historical, archaeological, or paleontological resources are discovered during construction, grading activity in the immediate area shall cease and materials and their surroundings shall not be altered or collected. A qualified archaeologist or paleontologist must make an immediate evaluation and avoidance measures, or appropriate mitigation should be completed, according to CEQA Guidelines. The State Office of Historic Preservation has issued recommendations for the preparation of Archaeological Resource Management Reports that will be used as guidelines.

Discussion

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

Less Than Significant Impact with Mitigation: A records search was conducted on behalf of the Applicant from the SSJVIC of the CHRIS at California State University in Bakersfield, California, to determine if historical or archaeological sites had previously been recorded within the study area, if the Project area had been systematically surveyed by archaeologists prior to the initial study, and/or whether the region of the field project was known to contain archaeological sites and to thereby be archaeologically sensitive.

According to the SSJVIC records search, there have been three previous cultural resource studies within the Project area. According to the information on file, there is two resources within the Project area. These resources, however, were identified outside of the proposed 178-unit single family housing subdivision. As such, these resources will not be effected by the proposed project subdivision construction and staging activities.

Additionally, there are four recorded resources and two reports identified within the 0.5-mile radius of the Project area. However, there are no recorded cultural resources within the Project area or radius that are listed in the National Register of Historic Places, the California Register of Historical Resources, the California Points of Historical Interest, California Inventory of Historic Resources, or the California State Historic Landmarks.

There appears to be a low possibility for subsurface cultural resources in the Project area, based on the results of the archival research, and the fact that the two known resources detected during previous disturbances within the Project area will not be effected by subdivision construction. Although no significant cultural resources were identified on the site, 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 to this checklist item will be *less than significant with mitigation* incorporation.

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

Less Than Significant Impact with Mitigation: There are no known archaeological resources located within the Project area. Implementation of Mitigation Measures CUL-1 and CUL-2 will ensure that potential impact to unknown archeological resources will be *less than significant with mitigation* incorporation.

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

Less Than Significant Impact with Mitigation: There are no known human remains buried in the project vicinity. If human remains are unearthed during project construction, 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 for Impacts to Cultural Resources

Mitigation Measure CUL-1: If previously unknown resources are encountered before or during grading activities, construction shall stop in the immediate vicinity of the find and a qualified historical resources specialist shall be consulted to determine whether the resource requires further study. The qualified historical resources specialist shall make recommendations to the City on the measures that shall be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines and the City's Historic Preservation Ordinance.

If the resources are determined to be unique historical resources as defined under Section 15064.5 of the CEQA Guidelines, measures shall be identified by the monitor and recommended to the Lead Agency. Appropriate measures for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds. No further grading shall occur in the area of the discovery until the Lead Agency approves the measures to protect these resources. Any historical artifacts recovered as a result of mitigation shall be provided to a City-approved institution or person who is capable of providing long-term preservation to allow future scientific study.

Mitigation Measure CUL-2: In the event that human remains are unearthed during excavation and grading activities of any future development project, all activity shall cease immediately. Pursuant to Health and Safety Code (HSC) Section 7050.5, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to PRC Section 5097.98(a). If the remains are determined to be of Native American descent, the coroner shall within 24 hours notify the Native American Heritage Commission (NAHC). The NAHC shall then contact the most likely descendent of the deceased Native American, who shall then serve as the consultant on how to proceed with the remains. Pursuant to PRC Section 5097.98(b), upon the discovery of Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located is not damaged or disturbed by further development activity until the landowner has discussed and conferred with the most likely descendants regarding their recommendations, if applicable, taking into account the possibility of multiple human remains. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment.

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

Southern California Edison (SCE) provides electricity services to the City of Visalia. SCE serves approximately 15 million people in a 50,000 square-mile area of Central, Coastal, and Southern California. SCE supplies electricity to its customers through a variety of renewable and nonrenewable sources. Table 3-8 below shows the proportion of each energy resource sold to California consumers by SCE in 2022 as compared to the statewide average.

Fuel Type		SCE Power Mix	California Power Mix
Coal		0%	2.15%
Large Hydroelectric		3.4%	9.24%
Natural Gas		24.7%	36.38%
Nuclear		8.3%	9.3%
Other (Oil/Petroleum Coke/Waste Heat)		0.1%	0.11%
Unspecified Sources of Power¹		30.3%	7.11%
Eligible Renewables	Biomass	0.1%	2.15%
	Geothermal	5.7%	4.67%
	Small Hydro	0.5%	1.12%
	Solar	17%	17.04%
	Wind	9.8%	10.83%
	Total Eligible Renewable	33.1%	35.81%
1. "Unspecified sources of power" means electricity from transactions that are not traceable to specific generation sources.			

Table 3-8 2022 SCE and 2022 State power resources; Source: SCE; California Energy Commission

SCE also offers Green Rate Options, which allow consumers to indirectly purchase up to 100% of their energy from renewable sources. To accomplish this, SCE purchases the renewable energy necessary to meet the needs of Green Rate participants from solar renewable developers.

Southern California Gas (SoCalGas) Company provides natural gas services to the project area. Natural gas is an energy source developed from fossil fuels composed primarily of methane (CH₄). Approximately 45% of the natural gas burned in California is used for electricity generation, while 21% is consumed by the residential sector, 25% is consumed by the industrial sector, and 9% is consumed by the commercial sector.

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 Selma 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.

SB 100

SB 100, passed in 2018, set a deadline in 2045 for 100% of energy to be renewable. Additionally, by 2030, 60% of all energy must be renewable. California is targeting this goal through solar and other renewable sources.

AB 178

For California to meet its renewable goals, AB 178 was passed in 2018. AB 178 states that starting in 2020 all new low rise residential buildings must be built with solar power.

City of Visalia General Plan

The 2030 General Plan includes the policies related to energy use that correlate to the proposed project:

- *T-P-4i*: Integrate the bicycle transportation system into new development and infill redevelopment. Development shall provide short term bicycle parking and long-term bicycle storage facilities, such as bicycle racks, stocks, and rental bicycle lockers.

Development also shall provide safe and convenient bicycle and pedestrian access to high activity land uses such as schools, parks, shopping, employment, and entertainment centers.

- T-P-53: Develop flexible parking requirements in the zoning ordinance for development proposals based on “best practices” and the proven potential to reduce parking demand.

Discussion

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

Less Than Significant Impact The proposed project includes the construction and operation of single-family housing. During project construction there would be an increase in energy consumption related to worker trips and operation of construction equipment. This increase in energy use would be temporary and limited to the greatest extent possible through compliance with local, state, and federal regulations. Vehicle fuel consumption during project construction was estimated based on the assumed construction schedule, vehicle trip lengths, and the number of workers per construction phase as provided by CalEEMod, and Year 2024 gasoline/diesel MPG factors provided by the EMFAC2017. To simplify the estimation process, it was assumed that all worker vehicles used gasoline as a fuel source and all vendor vehicles used diesel as a fuel source. Table 3-9, below, provides gasoline and diesel fuel used by construction and on-road sources during each phase of project construction.

Construction Phase	# of Days	Daily Worker Trips¹	Daily Vendor Trips¹	Daily Hauling Trips¹	Total Gasoline Fuel Use (gallons)²	Total Diesel Fuel Use (gallons)²
Site Preparation	30	18	0	0	7,799	0
Grading	75	20	0	0	33,871	0
Building Construction	740	303	112	0	164,425	717,770
Paving	55	15	0	0	8,836	0
Architectural Coating	55	61	0	0	1,244	0
Total	955	N/A	N/A	N/A	216,436	717,770
1. Data provided by CalEEMod (Appendix A)						
2. See Appendix D						

Table 3-9. On-Road Mobile Fuel Use Generated by Construction Activities. Source: CalEEMod(v. 2020.4.0); EMFAC2014

While construction of the proposed project will result in additional energy consumption, this energy use is not unnecessary or inefficient. 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. Once construction

is complete, the project is expected to achieve net zero energy consumption. The proposed project is subject to the California New Residential Zero Net Energy Action Plan 2015–2020. This plan establishes a goal for all residential buildings built after January 1, 2020, to be zero net energy. The California Energy Commission is responsible for the development and enforcement of specific strategies to achieve this goal. These strategies are implemented through Title 24, Part 6 of the California Building Code, which requires developers to include certain measures (including solar panels on all new residential buildings) to achieve required building efficiency standards.

Total Annual Operational VMT ¹	Annual Fuel Use (Gasoline)	Annual Fuel Use (Diesel)	Average MPG
4,356,848 Miles	166,928 Gallons	18,735 Gallons	14.55

1. Data Provided by CalEEMod
2. See Appendix D

Table 3-10. On-Road Mobile Fuel Use Generated by Operational Activities. Source CalEEMod (v. 2020.4.0); EMFAC2014

During project operations, the proposed project is not anticipated to result in wasteful fuel consumption. This is due to the distance of the project site to the commercial, recreational, and other residential uses, resulting in less reliance on personal vehicles. As seen in Table 3-10 the project's total annual operational vehicle miles traveled (VMT) amount to 4,356,848 miles, with an annual consumption of 166,928 gallons of gasoline and 18,735 gallons of diesel, yielding an average MPG of 14.55.

Because construction-related energy use would be temporary and limited to the greatest extent feasible through consistency with Federal, State, and local policies related to energy conservation, and operation of the 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 project would not result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources. The impact is *less than significant*.

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

No Impact: The proposed project will not conflict with or obstruct any state or local plans for renewable energy or energy efficiency. The proposed project will comply with all state and local policies related to energy efficiency and there is *no impact*.

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:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Environmental Setting

Geologic Stability and Seismic Activity

- **Seismicity**

The Visalia Planning Area has no known major fault systems within its boundaries. There are small faults in the Southern San Joaquin Valley, approximately 30 miles away, though none of them are known to be active. The greatest potential for seismic activity in Visalia Planning Area is posed by the San Andreas Fault, approximately 75 miles

away from the site, or the Owens Valley Fault Group, which is located approximately 125 miles away from the project site.

- **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. Soil liquefaction causes ground failure that can damage roads, pipelines, underground cables, and buildings with shallow foundations. Liquefaction hazards may exist in and around wetland areas and creeks, though soil types are generally too coarse or too high in clay content, and not likely to be subject to sufficient acceleration to cause 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 are caused by both natural and human-induced changes in slope stability and often accompany other natural hazard events, such as floods, wildfire, or earthquake. Due little elevation changes throughout the planning area, including the proposed project site, it is considered a low landslide hazard area.

- **Subsidence**

Land Subsidence refers to the vertical sinking of land because of either manmade or natural underground voids. Subsidence has occurred throughout the Central Valley because of groundwater, oil, and gas withdrawal. The Kaweah Subbasin that underlies the Planning Area is in an overdraft condition on an average long-term basis. According to the most recent Urban Water Management Plan (UWMP), groundwater elevations have declined up to 50 feet between 1990 and 2010. While groundwater recharge efforts are in progress, groundwater levels will continue to decline unless recharge is increased.

Soils Involved in Project

The proposed project involves construction on two soil types. The properties of the soil are described briefly below:

- **Grangeville Sandy Loam:** The Grangeville series consists of very deep, somewhat poorly drained soils that formed in moderate coarse textured alluvium dominantly from granitic rock sources. Grangeville soils are on alluvial fans and floodplains and have slopes ranging from 0 to 2 percent. It is somewhat poorly drained; this soil has altered drainage because of the dams and reservoirs in the Sierra Nevada, pumping from the water table, tile and interceptor drains, and filling and leveling of sloughs in the vicinity. Negligible to very low runoff; moderately rapid permeability and moderate permeability in saline-sodic phases.
- **Fraint-Rock Outcrop Complex:** The Friant series consists of shallow, well drained soils that formed in material weathered from mica schist, quartz schist and gneiss. Friant soils are on mountainous uplands and have slopes of 9 to 75 percent. It is Well drained; medium to very rapid runoff; moderately rapid permeability.

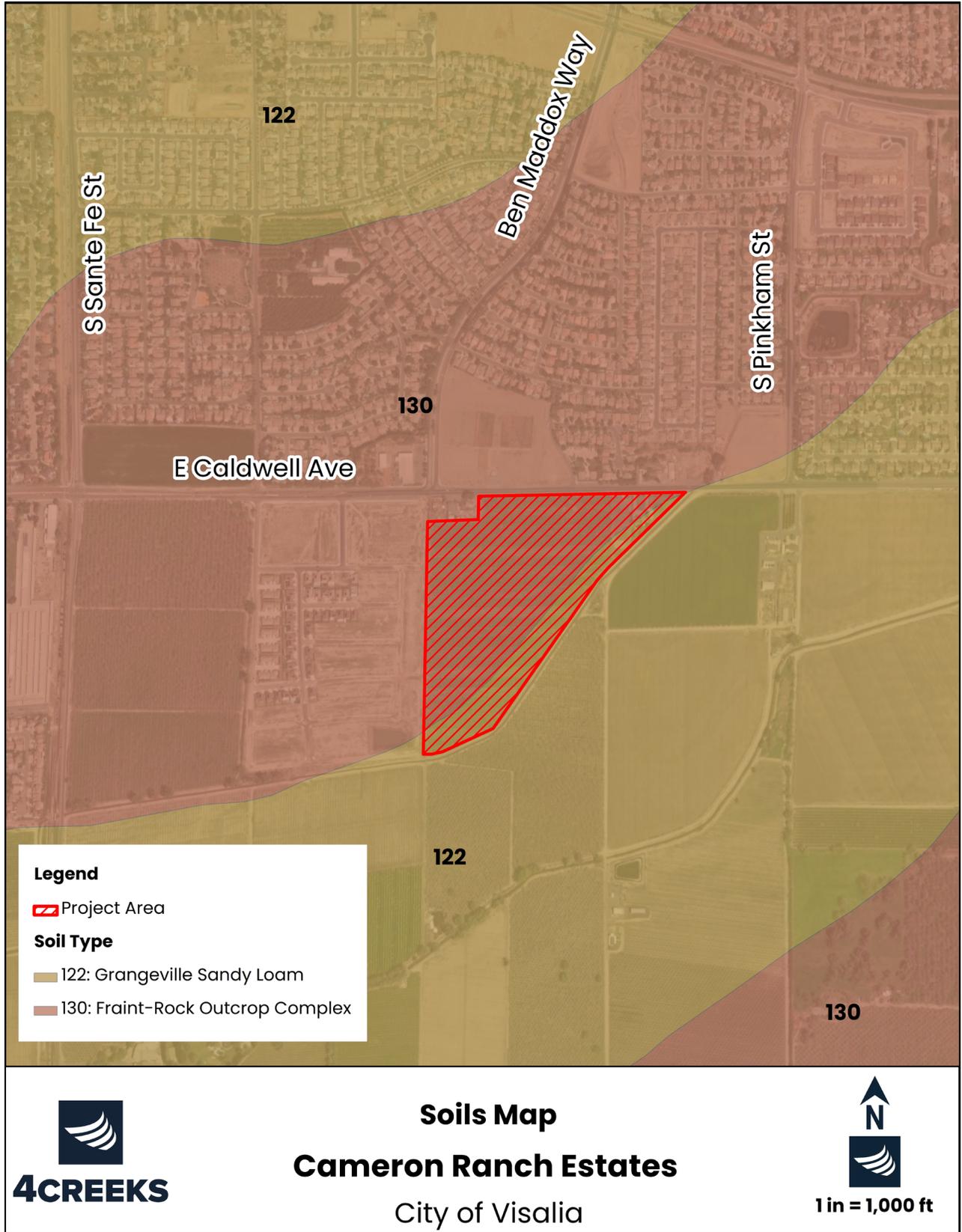


Figure 3-4: Soils Map

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 Visalia Municipal Code (California Building Code)

The City of Visalia Municipal Code has incorporated and adopted the CBC, 2013 Edition, as promulgated by the California Building Standards Commission, which incorporates the adoption of the 2012 edition of the of the International Building Code, as amended with necessary California amendments and the 2012 International Building Code of the International Code Council.

City of Visalia General Plan

The 2030 General Plan includes the policies related to geology and soils that correlate to the proposed project:

- *OSC-P-28*: Require new development to implement measures, as appropriate, to minimize soil erosion related to grading, site preparation, landscaping, and construction.

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.**

No Impact: Although the project is located in an area of relatively low seismic activity, the project site has a low chance of being affected by ground shaking from distant 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 does not propose any components which could cause substantial adverse effects in the event of an earthquake. Additionally, the project has no potential to cause the rupture of an earthquake fault indirectly or directly. Therefore, there is *no impact* related to the risk of loss, injury or death involving a rupture of a known earthquake fault.

- ii. Strong seismic ground shaking?**

No Impact: The project site is in an area of 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. There is *no impact*.

iii. Seismic-related ground failure, including liquefaction?

No Impact: The risk of liquefaction within the planning area outside of wetland areas is low because the soil types are generally unsuitable for liquefaction. The area's low potential for seismic activity would further reduce the likelihood of liquefaction occurrence. Because the project site is within an area of low seismic activity, and the soils associated with the project area not suitable for liquefaction, there are *no impacts*.

iv. Landslides?

No Impact: The Planning Area of Visalia is considered at insignificant risk of small landslides. Additionally, the project site is generally flat and there are no hill slopes in the area. No geologic landforms exist on or near the site that would result in a landslide event. As a result, there is very low potential for landslides. There would be *no impact*.

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

Less Than Significant Impact: Because the project site is relatively flat, the potential for erosion is low. However, construction-related activities and increased impermeable surfaces can increase the probability for erosion to occur. 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 best management practices would prevent significant impacts related to erosion, the impact will remain *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?

No Impact: The soils associated with the project site are considered stable and have a low capacity for landslides, lateral spreading, subsidence, liquefaction, or collapse. Because the project area is stable, and this project would not result in a substantial grade change to the topography to the point that it would increase the risk of landslides, lateral spreading, subsidence, liquefaction or collapse, there is *no impact*.

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

No Impact: The proposed project site is not in an area with expansive soils. Because the soils associated with the project do not exhibit shrink swell behavior, implementation of the project will pose no risk to life or property caused by expansive soils and 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 waste water?

No Impact: The proposed project would not include the use of septic tanks or any other alternative wastewater disposal systems. The proposed buildings will tie into the Visalia's existing sewer services. Therefore, there would be *no impact*.

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

Less Than Significant Impact with Mitigation: There are no unique geologic features and no known paleontological resources located within the project area. However, there is always the possibility that paleontological resources may exist below the ground surface. Implementation of Mitigation Measures CUL-1 and CUL-2 will ensure that any impacts resulting from project implementation remain less than significant with mitigation incorporation.

Mitigation Measures for Impacts to Geological Resources

Mitigation Measure CUL-1: If previously unknown resources are encountered before or during grading activities, construction shall stop in the immediate vicinity of the find and a qualified historical resources specialist shall be consulted to determine whether the resource requires further study. The qualified historical resources specialist shall make recommendations to the City on the measures that shall be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines and the City's Historic Preservation Ordinance.

If the resources are determined to be unique historical resources as defined under Section 15064.5 of the CEQA Guidelines, measures shall be identified by the monitor and recommended to the Lead Agency. Appropriate measures for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds. No further grading shall occur in the area of the discovery until the Lead Agency approves the measures to protect these resources. Any historical artifacts recovered as a result of mitigation shall be provided to a City-approved institution or person who is capable of providing long-term preservation to allow future scientific study.

Mitigation Measure CUL-2: In the event that human remains are unearthed during excavation and grading activities of any future development project, all activity shall cease immediately. Pursuant to Health and Safety Code (HSC) Section 7050.5, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to PRC Section 5097.98(a). If the remains are determined to be of Native American descent, the coroner shall within 24 hours notify the Native American Heritage Commission (NAHC). The NAHC shall then contact the most likely descendent of the deceased Native American, who shall then serve as the consultant on how to proceed with the remains. Pursuant to PRC Section 5097.98(b), upon the discovery of Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located is not damaged or disturbed by further development activity until the landowner has discussed and conferred with the most likely descendants regarding their recommendations, if applicable, taking into account the possibility of multiple human remains. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment.

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

Natural processes and human activities emit greenhouse gases. The presence of GHGs in the atmosphere affects the earth's temperature. Without the natural heat-trapping effect of GHGs, the earth's surface would be about 34°C cooler. However, it is believed that emissions from human activities, such as electricity production and vehicle use, have elevated the concentration of these gases in the atmosphere beyond the level of naturally occurring concentrations.

The effect of greenhouse gasses on earth's temperature is equivalent to the way a greenhouse retains heat. Common GHGs include water vapor, carbon dioxide, methane, nitrous oxide, ozone, chlorofluorocarbons, hydro chlorofluorocarbons, and hydro fluorocarbons, per fluorocarbons, sulfur, and hexafluoride. Some gases are more effective than others. The Global Warming Potential (GWP) has been calculated for each greenhouse gas to reflect how long it remains in the atmosphere, on average, and how strongly it absorbs energy. Gases with a higher GWP absorb more energy, per pound, than gases with a lower GWP, and thus contribute more to global warming. For example, one pound of methane is equivalent to twenty-one pounds of carbon dioxide.

GHGs as defined by AB 32 include the following gases: carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. GHGs as defined by AB 32 are summarized in Table 3-11. Each gas's effect on climate change depends on three main factors. The first being the quantity of these gases are in the atmosphere, followed by how long they stay in the atmosphere and finally how strongly they impact global temperatures.

Greenhouse Gas	Description and Physical Properties	Lifetime	GWP	Sources
Methane (CH ₄)	Is a flammable gas and is the main component of natural gas	12 years	21	Emitted during the production and transport of coal, natural gas, and oil. Methane emissions also result from livestock and other agricultural practices and by the decay of organic waste in municipal solid waste landfills.
Carbon dioxide (CO ₂)	An odorless, colorless, natural greenhouse gas.	30-95 years	1	Enters the atmosphere through burning fossil fuels (coal, natural gas, and oil), solid waste, trees and wood products, and also as a result of certain chemical reactions (e.g., manufacture of cement). Carbon dioxide is removed from the atmosphere (or "sequestered") when it is absorbed by plants as part of the biological carbon cycle.
Chloro-fluorocarbons	Gases formed synthetically by replacing all hydrogen atoms in methane or ethane with chlorine and/or fluorine atoms. They are non-toxic nonflammable, insoluble and chemically unreactive in the troposphere (the level of air at the earth's surface).	55-140 years	3,800 to 8,100	Were synthesized in 1928 for use as refrigerants, aerosol propellants, and cleaning solvents. They destroy stratospheric ozone.

Greenhouse Gas	Description and Physical Properties	Lifetime	GWP	Sources
Hydro-fluorocarbons	A man-made greenhouse gas. It was developed to replace ozone-depleting gases found in a variety of appliances. Composed of a group of greenhouse gases containing carbon, chlorine and at least one hydrogen atom.	14 years	140 to 11,700	Powerful greenhouse gases that are emitted from a variety of industrial processes. Fluorinated gases are sometimes used as substitutes for stratospheric ozone-depleting substances. These gases are typically emitted in smaller quantities, but because they are potent greenhouse gases.
Nitrous oxide (N ₂ O)	Commonly known as laughing gas, is a chemical compound with the formula N ₂ O. It is an oxide of nitrogen. At room temperature, it is a colorless, non-flammable gas, with a slightly sweet odor and taste. It is used in surgery and dentistry for its anesthetic and analgesic effects.	120 years	310	Emitted during agricultural and industrial activities, as well as during combustion of fossil fuels and solid waste.
Pre-fluorocarbons	Has a stable molecular structure and only breaks down by ultraviolet rays about 60 kilometers above Earth's surface.	50,000 years	6,500 to 9,200	Two main sources of pre-fluorocarbons are primary aluminum production and semiconductor manufacturing.
Sulfur hexafluoride	An inorganic, odorless, colorless, and nontoxic nonflammable gas.	3,200 years	23,900	This gas is manmade and used for insulation in electric power transmission equipment, in the magnesium industry, in semiconductor manufacturing and as a tracer gas.

Table 3-11. Greenhouse Gasses; Source: EPA, Intergovernmental Panel on Climate Change

Regarding the quantity of these gases in the atmosphere, we first must establish the amount of the particular gas in the air, known as Concentration, or abundance, which are measured in parts per million, parts per billion and even parts per trillion. To put these measurements in more relatable terms, one part per million is equivalent to one drop of water diluted into about 13 gallons of water, roughly a full tank of gas in a compact car. Therefore, it can be assumed larger emission of greenhouse gases lead to a higher concentration in the atmosphere.

Each of the designated gases described above can reside in the atmosphere for different amounts of time, ranging from a few years to thousands of years. All these gases remain in the atmosphere long enough to become well mixed, meaning that the amount that is measured in the atmosphere is roughly the same all over the world regardless of the source of the emission.

Regulatory Setting

AB 32

AB 32 set the 2020 greenhouse gas emissions reduction goal into law. It directed the California Air Resources Board to begin developing discrete early actions to reduce greenhouse gases while also preparing a scoping plan to identify how best to reach the 2020 limit. The reduction measures to meet the 2020 target are to be adopted by the start of 2011.

SB 1078, SB 107, and Executive Order S-14-08

SB 1078, SB 107, and Executive Order S-14-08 require California to generate 20% of its electricity from renewable energy by 2017. SB 107 then changes the 2017 deadline to 2010. Executive Order S-14-08 required that all retail sellers of electricity serve 33 percent of their load with renewable energy by 2020.

San Joaquin Valley Air Pollution Control District

SJVAPCD adopted a Climate Change Action Plan (CCAP) in August 2008. While the plan does not have regulatory powers, it directs SJVAPCD to develop guidance to assist District staff, valley businesses, land-use agencies, and other permitting agencies in addressing GHG emissions as part of the CEQA process.

City of Visalia Climate Action Plan (CAP)

Visalia's draft 2013 CAP includes a baseline GHG emissions inventory of municipal and community emissions, identification, and analysis of existing and proposed GHG reduction measures, and reduction targets to help Visalia work toward the State's goal of an 80 percent reduction below baseline emissions by 2050. The plan sets 2020 and 2030 reduction targets, and includes reduction actions for energy, transportation, and waste and resource conservation.

City of Visalia Climate Change Initiatives

In January 2007, Visalia's mayor signed the "Cool Cities" pledge, part of the U.S. Mayors Climate Protection Agreement. By entering into this agreement, the City has adopted the goal of

reducing citywide GHG emissions to 7% below 1990 levels by 2012. As detailed in the CAP, this goal was subsequently expanded in response to ARB's recommended reduction target of 15% below the 2005 baseline, and the City added a 2030 mitigation target to correlate with the 2030 General Plan Update and the goal of achieving an 80% reduction by 2050.

Discussion

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

Less Than Significant Impact: The SJVAPCD does not provide numeric thresholds to assess the significance of greenhouse gas emissions. Instead, the SJVAPCD "Guidance for Valley Land Use Agencies in Addressing GHG Emission Impacts for New Projects under CEQA" states that projects which achieve a 29% GHG emission reduction compared to Business as Usual (BAU) would be determined to have a less than significant individual and cumulative impact for GHG. "Business as usual" (BAU) conditions are defined based on the year 2005 building energy efficiency, average vehicle emissions, and electricity energy conditions. The BAU conditions assume no improvements in energy efficiency, fuel efficiency, or renewable energy generation beyond that existing today. The 2005 BAU conditions were estimated using CalEEMod.

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. The GHG emissions were estimated using CalEEMod (Appendix A & B).

	CO2 (MT/Year)	CH4 (MT/Year)	N2O (MT/Year)	CO2e (MT/Year)
Operational Emissions	1,912.49	2.67	0.085	2,004.79
2005 BAU	2,873.58	2.87	0.22	3,011.13
% Reduction From BAU				33.40%

Table 3-12: Projected Project Operational GHG Emissions Compared to 2005 BAU; Source: (CalEEMod, v.2020.4.0)

The project's operational GHG are estimated to be 1006.34 CO2e MT lower than the 2005 BAU. This is a reduction of 33.40%, more than the 29% threshold. Therefore, the impact is 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?

No Impact: The SJVAPCD states that individual and cumulative GHG emissions are considered less than significant if a project complies with an approved GHG emission reduction plan or GHG mitigation program within the geographic area in which the project is located. The City of Visalia Climate Action Plan meets the requirements for a Qualified Greenhouse Gas Reduction Strategy. Therefore, the proposed project's GHG emissions would not be considered a significant impact if the proposed Project would be consistent with the City's GHG Reduction Strategy. Table 3-13, below, evaluates the proposed project's consistency with the applicable measures, both existing and proposed, in the GHG reduction plan.

Climate Action Plan Measures	Project Consistency with Strategy
2. Increase in Solar Photovoltaic (PV) Installations:	Consistent. The proposed project would involve solar panels on the new homes.
7. Urban Forestry: Requirement for all new development to have street trees, require shade over at least 25% of area in city pocket parks.	Consistent. The proposed project plans to provide trees on all local roads and include improvements on existing roads as well as in planned pocket park.
10. Bicycle Path Plan:	Consistent. The proposed project includes improvements with parkways on Ben Maddox Way and Caldwell Avenue, as well as bike path along the Tulare Irrigation Canal.
11. Infill and High-Density Development	Consistent. The proposed Project has residential housing consistent with the 2030 General Plan.

Table 3-13. Project Consistency with Climate Action Plan Strategies.

As discussed above, the proposed project is consistent with the City of Visalia Climate Action Plan. The proposed project will comply with all Federal, State, and Local rules pertaining to the regulation of greenhouse gas emissions and the project will implement Best Performance Standards developed by the SJVAPCD. The project will not conflict with any plan, policy, or regulation developed to reduce GHG emissions. There is *no impact*.

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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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 proposed project site is located approximately .90 miles South West of the nearest school (Annie R Mitchell Elementary) and approximately 6 miles southeast of the nearest public airport (Visalia Municipal Airport). The terminal of Airport is approximately 6.75 miles away; however, the runway is 6 miles from the Project Site (Figure 3-5).

The Department of Toxic Substances Control's (DTSC's) Envirostor was used to identify any sites known to be associated with releases of hazardous materials or wastes within the project area. This research confirmed that the project would not be located on or nearby a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Regulatory Setting**Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S. Code [U.S.C.] §9601 et seq.).**

The Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA, or the Superfund Act) authorizes the President to respond to releases or threatened releases of hazardous substances into the environment.

Occupational Safety and Health Administration

The Occupational Safety and Health Administration (OSHA) sets and enforces Occupational Safety and Health Standards to assure safe working conditions. OSHA provides training, outreach, education, and compliance assistance to promote safe workplaces. The proposed Project would be subject to OSHA requirements during construction, operation, and maintenance.

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:

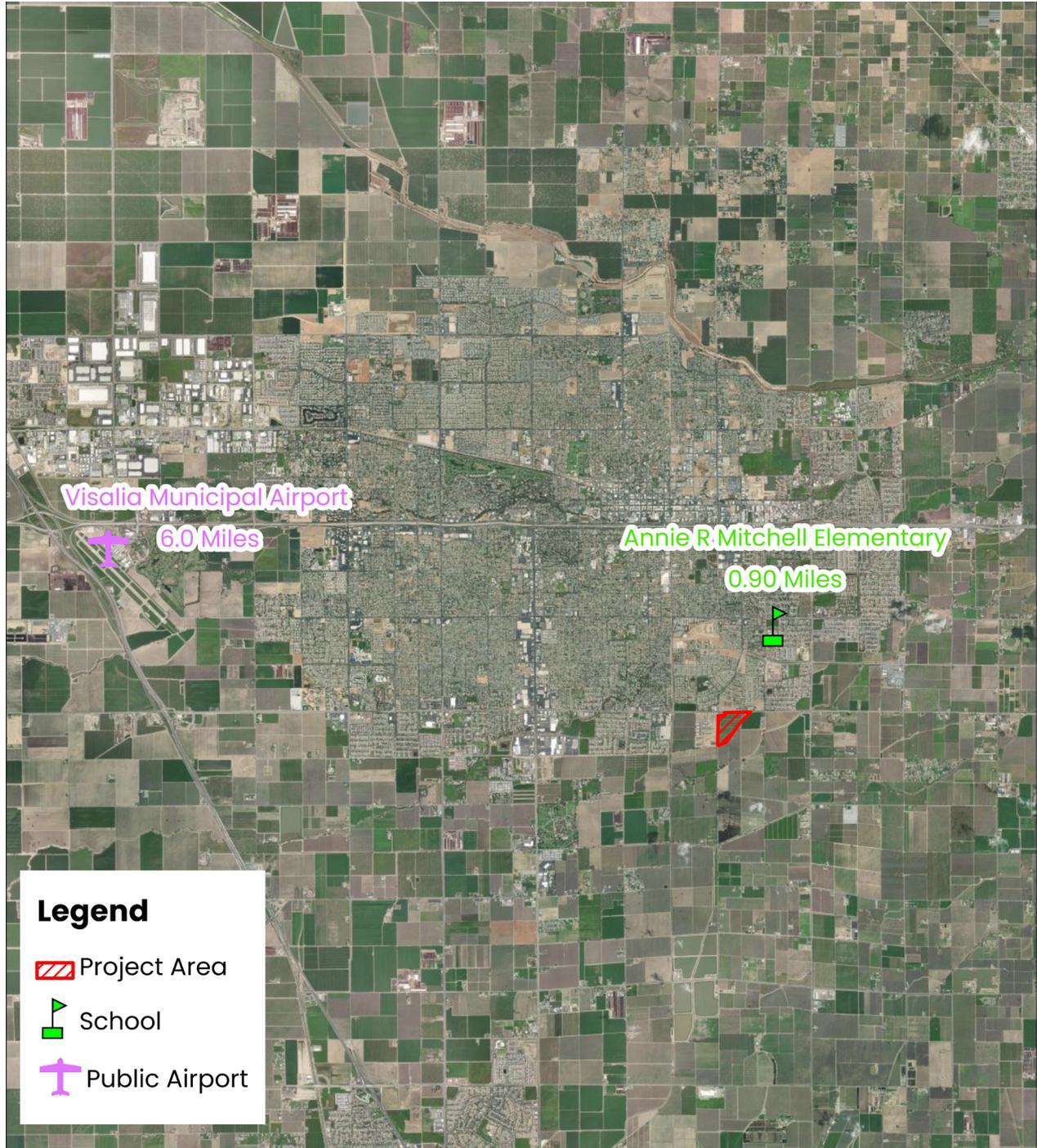
- Identification and classification;
- Generation and transportation;
- Design and permitting of recycling, treatment, storage, and disposal facilities;
- Treatment standards;
- Operation of facilities and staff training; and
- Closure of facilities and liability requirements.

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.

California Emergency Services Act

The California Emergency Services Act created a multi-agency emergency response plan for the state of California. The Act coordinates various agencies, including CalEPA, Caltrans, the California Highway Patrol, regional water quality control boards, air quality management districts, and county disaster response offices.



 **Distance to Schools and Airports Map** 
Cameron Ranch Estates 
City of Visalia **1 in = 8,500 ft**

Figure 3-5: Distance to Schools and Airports

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?

Less than Significant Impact: Project construction activities may involve the use, storage, and transport of hazardous materials. During construction, the contractor will use fuel trucks to refuel onsite equipment and may use paints and solvents to a limited degree. The storage, transport, and use of these materials will comply with Local, State, and Federal regulatory requirements. There is the potential for small leaks due to refueling of construction equipment, however standard construction Best Management Practices (BMPs) included in the SWPPP will reduce the potential for the release of construction related fuels and other hazardous materials by controlling runoff from the site and requiring proper disposal or recycling of hazardous materials. The impact is *less than significant*.

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?

Less than Significant Impact: 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, which can include studies or testing to determine the nature and extent of contamination, as well as handling and proper disposal. Therefore, potential impacts are *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?

No Impact: The project is located approximately .90 miles from an existing middle school. The project does not involve the use or storage of hazardous substances other than insignificant amounts of pesticides, fertilizers, and cleaning agents required for normal maintenance of structures and landscaping. The project would not emit hazardous emissions or involve the handling of acutely hazardous materials or waste. Therefore, there would be *no impact*.

d) Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

No Impact: The project site is not listed as a hazardous materials site pursuant to Government Code Section 65962.5 and is not included on a list compiled by the Department of Toxic Substances Control. There would be *no impact*.

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

Less Than Significant Impact: The proposed project is located approximately 6 miles Southeast of the nearest public airport (Visalia Municipal Airport). However, according to the Airport Master plan, the project site would not be impacted by the airport. Noise contours developed for 2019 show that the airport would produce less than 65 dB. All land uses located outside of the 65 dB contours are considered less than significant. Implementation of the proposed project would not result in a safety hazard for people residing or working in the project area. There is *a less than significant impact*.

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

No Impact: The City's design and environmental review procedures shall ensure compliance with emergency response and evacuation plans. In addition, the site plan will be reviewed by the Fire Department per standard City procedure to ensure consistency with emergency response and evacuation needs. Therefore, the proposed project would have *no impact* on emergency evacuation.

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

No Impact: The land surrounding the project site is developed with urban uses and farmlands which are not considered to be wildlands. Additionally, the City of Visalia General Plan finds that fire hazards within the Planning Area, including the proposed project site, have low frequency, limited extent, limited magnitude, and low significance. The proposed project would not expose people or structures to significant risk of loss, injury or death involving wildland fires and there is *no impact*.

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner, which would:				
(i) result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(iv) impede or redirect flood flows?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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**Surface Water**

Visalia is in the center of the Kaweah River Delta System, resulting in many rivers and creeks flowing through the city. The St. Johns River is the City's primary surface water feature. Other significant surface water features include Modoc Ditch, Mill Creek Ditch, Mill Creek, Tulare Irrigation District (TID) Canal, Packwood Creek, Cameron Creek, Deep Creek, Evans Creek,

Persian Ditch, and several other local ditches. These receive a significant amount of water during the rainy season and help drain stormwater.

Groundwater

Groundwater in Tulare County is present in valley deposits of alluvium that are several thousand feet thick and occurs in both confined and unconfined conditions. The creeks in Visalia are tied to the groundwater system. The creeks lose water in the winter while they feed the groundwater, and gain water in the summer when the groundwater feeds the creeks. The depth to groundwater varies significantly throughout the valley floor area of Tulare County. In the area around Visalia, depth to groundwater varies from about 120 feet below ground surface along the western portion of the city to approximately 100 feet below ground surface to the east, as measured in spring 2010. Groundwater levels measured in the city have declined since the 1940s, from approximately 30 feet below ground surface in 1940 to 120 feet below ground surface in 2010. Water quality of the groundwater that underlies the Planning Area is excellent for domestic and agricultural uses. This is most likely due to the abundant snowmelt that originates in the Sierra Nevada. Groundwater is the primary source of drinking water for the planning area residents.

Stormwater Drainage

The City, in conjunction with Kaweah Delta Water Conservation District and Tulare Irrigation District, operates and maintains a vast municipal storm drainage system that consists of drainage channels, 23 detention and retention basins, 33 pump stations and 250 miles of pipe. Stormwater from the project site will be collected and conveyed to a temporary on-site stormwater basin.

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.

National Flood Insurance Act

The Federal Emergency Management Agency (FEMA) is tasked with responding to, planning for, recovering from, and mitigating against disasters. The Federal Insurance and Mitigation Administration within FEMA is responsible for administering the National Flood Insurance Program (NFIP) and administering programs that aid with mitigating future damages from natural hazards.

California Water Quality Porter-Cologne Act

California's primary statute leading water quality and water pollution concerns with respect to both surface waters and groundwater is the Porter-Cologne Water Quality Control Act of

1970 (Porter-Cologne Act). The Porter-Cologne Act grants the State Water Resource Control Board (SWRCB) and each of the nine Regional Water Quality Boards (RWQCB) power to protect water quality and further develop the Clean Water Act within California. The applicable RWQCB for the proposed project is the Central Valley RWQCB.

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 Visalia General Plan

The 2030 General Plan includes the policies related to hydrology and water quality that correlate to the proposed project:

- *PSCU-P-59*: Require new developments to incorporate floodwater detention basins into project designs where consistent with the Stormwater Master Plan and the Groundwater Recharge Plan.
- *PSCU-P-60*: Control urban and stormwater runoff and point and non-point discharge of pollutants. As part of the City's Stormwater Management Program, adopt and implement a Stormwater Management Ordinance to minimize stormwater runoff rates and volumes, control water pollution, and maximize groundwater recharge. New development will be required to include Low Impact Development features that reduce impermeable surface areas and increase infiltration. Such features may include, but are not limited to:
 - Canopy trees or shrubs to absorb rainwater;
 - Grading that lengthens flow paths over permeable surfaces and increases runoff travel time to reduce the peak hour flow rate;
 - Partially removing curbs and gutters from parking areas where appropriate to allow stormwater sheet flow into vegetated areas;
 - Use of permeable paving in parking lots and other areas characterized by significant impervious surfaces;
 - On-site stormwater detention, use of bioswales and bioretention basins to facilitate infiltration; and
 - Integrated or subsurface water retention facilities to capture rainwater for use in landscape irrigation and other non-potable uses.
- *PSCU-P-46*: Adopt and implement a Water Efficient Landscaping Ordinance for new and/or refurbished development that exceeds mandated sizes, and ensure that all new City parks, streetscapes, and landscaped areas conform to the Ordinance's requirements. The Ordinance should include provisions to optimize outdoor water use by:
 - Promoting appropriate use of plants and landscaping;

- Establishing limitations on use of turf including size of turf areas and use of cool-season turf such as Fescue grasses, with exceptions for specified uses (e.g., recreation playing fields, golf courses, and parks);
- Establishing water budgets and penalties for exceeding them;
- Requiring automatic irrigation systems and schedules, including controllers that incorporate weather-based or other self-adjusting technology;
- Promoting the use of recycled water; and
- Minimizing overspray and runoff.

Discussion

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

Less than Significant with Mitigation: The project will result in less than significant impacts to water quality due to potentially polluted runoff generated during construction activities. Construction may include excavation, grading, and other earthwork across most of the 43.6-acre project site. During storm events, exposed construction areas across the project site may cause runoff to carry pollutants, such as chemicals, oils, sediment, and debris. Implementation of a Stormwater Pollution Prevention Plan (SWPPP) will be required for the project. A SWPPP identifies all potential sources of pollution that could affect stormwater discharges from the project site and identifies best management practices (BMPs) related to stormwater runoff. As such, implementation of Mitigation Measures HYD- 1 and HYD-2 will ensure impacts remain *less than significant with mitigation*.

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

Less than Significant Impact: Water services will be provided by the Cal Water, Visalia District, upon development. The District currently produces about 27 million gallons of local groundwater per day from 75 active wells and delivers it to customers through more than 519 miles of pipeline. The District delivers water to residential, commercial, industrial, and governmental customers. Residential customers account for most of the District's service connections and 69 percent of its water uses. Non-residential water uses account for 28 percent of total demand, while distribution system losses account for 3 percent. The system produced 30,152 acre-feet (AF) of groundwater in 2020. The available water supply is expected to supply the projected population. The system has a capacity to pump 100,829 acre-feet per year (afy), all from groundwater. The projected demand is expected to 35,276 AF in 2030, 38,310 AF in 2035, and 41,258 AF in 2040.

Using the average per-person water use in Visalia (183 gallons per capita per day - GPCD; sourced from the 2020 Urban Water Management Plan) and the average household size in

Visalia (2.99 persons; according to the US Census Bureau), the estimated water demand for the proposed 178-unit residential development amounts to approximately 97,397 gallons of water daily, equivalent to about 109-acre feet per year. With an anticipated increase of 5,124 acre-feet from 2020 to 2030, the water supply is projected to be sufficient for the proposed project. This expected increase reflects anticipated enhancements or expansions in water infrastructure or management practices within the region over the specified time frame, ensuring an ample supply of water to meet the demands of the proposed development and potentially other needs in the area. The most water-intensive aspect of the Project (Very Low-Density Residential homes) is consistent with the City's General Plan land use designation. As such, the Project would not affect groundwater supplies beyond what has already been analyzed in the most current General Plan EIR or Urban Water Management Plan.

The project would result in nearly full development of the site, which would convert approximately 43.6 acres from pervious surfaces to impervious surfaces. However, this would not significantly interfere with groundwater recharge because all stormwaters would be collected and diverted to a new temporary stormwater basin located on the Southern area of the project site for groundwater recharge. Because the addition of impervious surfaces would not interfere substantially with groundwater recharge and the project would not utilize groundwater resources beyond what has been previously analyzed in the Visalia Planning Area General Plan EIR or the Urban Water Management Plan, the impact would be *less than significant*.

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

i. Result in substantial erosion or siltation on- or off-site?

Less than Significant with Mitigation: The proposed project would result in the addition of impervious surfaces and alter existing drainage patterns on the 43.6-acre project site which would have the potential to result in erosion or siltation on- or off-site. The disturbance of soils during construction could cause erosion, resulting in temporary construction impacts. However, this impact would be appropriately mitigated through implementation of a Stormwater Pollution Prevention Plan (SWPPP) which include mandated erosion control measures, which are developed to prevent significant impacts related to erosion caused by runoff during construction (Mitigation Measure HYD-1). The Project proponent will also be required to prepare drainage plans (Mitigation Measure HYD-2) and a Development Maintenance Manual (Mitigation Measure HYD-3) to ensure that existing drainage patterns are maintained during project operations and that the project would not result in substantial erosion or siltation on- or off-site. The impact is *less than significant with implementation of these mitigation measures*.

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

Less than Significant with Mitigation: The proposed project would result in the addition of impervious surfaces on the 43.6-acre project site which would have the potential to increase surface runoff resulting in flooding on- or off-site. This impact would be appropriately mitigated through implementation of Mitigation Measure HYD-2, which requires the project to submit drainage plans to the City Engineer prior to the issuance of grading permits. The drainage plans will include BMPs to ensure runoff from the project will not result in flooding on- or off-site. Therefore, impacts are *less than significant with mitigation*.

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?

Less than Significant with Mitigation: The proposed project would result in the addition of impervious surfaces and alter existing drainage patterns on the 43.6-acre project site which would have the potential to impact existing stormwater drainage systems or provide additional sources of polluted runoff. The proposed project would contain a storm drainage basin to collect all runoff from the site. The disturbance of soils during construction could cause erosion, resulting in temporary construction impacts. However, this impact would be appropriately mitigated through implementation of a Stormwater Pollution Prevention Plan (SWPPP) which include mandated erosion control measures, which are developed to prevent significant impacts related to erosion caused by runoff during construction (Mitigation Measure HYD-1). During project operations, the proposed impervious surfaces, including roads, building pads, and parking areas, would collect automobile derived pollutants such as oils, greases, rubber, and heavy metals. This could contribute to point source and non-point source pollution if these pollutants were transported into waterways during storm events. The Project proponent will be required to prepare drainage plans (Mitigation Measure HYD-2) and a Development Maintenance Manual (Mitigation Measure HYD-3) to ensure that the project would not overwhelm the planned stormwater drainage basin or result in discharges of polluted runoff into local waterways. The impact is *less than significant with implementation of these mitigation measures*.

iv. Impede or redirect flood flows?

Less than Significant with Mitigation: The Project site is generally flat and no significant grading or leveling will be required. The proposed project site is not in proximity to a stream or river and will not alter the course of a stream or river. According to National Flood Hazard mapping by the Federal Emergency Management Agency, the proposed project is in an X flood zone, which has a 0.2% chance of flooding every year.

The proposed project would result in the addition of impervious surfaces on the 43.6-acre project site which could affect drainage and flood patterns. This impact would be

appropriately mitigated through implementation of Mitigation Measure HYD-2, which requires the project to submit drainage plans to the City Engineer prior to the issuance of grading permits. The drainage plans will include BMPs to ensure the project would not impede or redirect flood flows. Therefore, impacts are *less than significant with mitigation*.

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

No Impact: The proposed project is located inland and not near an ocean or large body of water, therefore, would not be affected by a tsunami. The proposed project is in a relatively flat area and would not be impacted by inundation related to mudflow. Since the project is in an area that is not 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?

No Impact: The project would not conflict with or obstruct the implementation of a water quality control plan or sustainable groundwater management plan. The proposed project is consistent with the Central Valley RWQCB. The project will comply with all applicable rules and regulations regarding water quality and groundwater management and there is *no impact*.

Mitigation Measures for Hydrology and Water Quality

Mitigation Measure HYD-1: Prior to the issuance of any construction/grading permit and/or the commencement of any clearing, grading, or excavation, the Applicant shall submit a Notice of Intent (NOI) for discharge from the Project site to the California SWRCB Storm Water Permit Unit.

- Prior to issuance of grading permits for Phase 1 the Applicant shall submit a copy of the NOI to the City.
- The City shall review noticing documentation prior to approval of the grading permit. City monitoring staff will inspect the site during construction for compliance.

Mitigation Measure HYD-2: The Applicant shall require the building contractor to prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City 45 days prior to the start of work for approval. The contractor is responsible for understanding the State General Permit and instituting the SWPPP during construction. A SWPPP for site construction shall be developed prior to the initiation of grading and implemented for all construction activity on the Project site in excess of one (1) acre, or where the area of disturbance is less than one acre but is part of the Project's plan of development that in total disturbs one or more acres. The SWPPP shall identify potential pollutant sources that may affect the quality of discharges to

storm water and shall include specific BMPs to control the discharge of material from the site. The following BMP methods shall include, but would not be limited to:

- Dust control measures will be implemented to ensure success of all onsite activities to control fugitive dust;
- A routine monitoring plan will be implemented to ensure success of all onsite erosion and sedimentation control measures;
- Provisional detention basins, straw bales, erosion control blankets, mulching, silt fencing, sand bagging, and soil stabilizers will be used;
- Soil stockpiles and graded slopes will be covered after two weeks of inactivity and 24 hours prior to and during extreme weather conditions; and,
- BMPs will be strictly followed to prevent spills and discharges of pollutants onsite, such as material storage, trash disposal, construction entrances, etc.

Mitigation Measure HYD-3: A Development Maintenance Manual for the Project shall include comprehensive procedures for maintenance and operations of any stormwater facilities to ensure long-term operation and maintenance of post-construction stormwater controls. The maintenance manual shall require that stormwater BMP devices be inspected, cleaned, and maintained in accordance with the manufacturer's maintenance conditions. The manual shall require that devices be cleaned prior to the onset of the rainy season (i.e., mid-October) and immediately after the end of the rainy season (i.e., mid-May). The manual shall also require that all devices be checked after major storm events. The Development Maintenance Manual shall include the following:

- Runoff shall be directed away from trash and loading dock areas;
- Bins shall be lined or otherwise constructed to reduce leaking of liquid wastes;
- Trash and loading dock areas shall be screened or walled to minimize offsite transport of trash; and,
- Impervious berms, trench catch basin, drop inlets, or overflow containment structures nearby docks and trash areas shall be installed to minimize the potential for leaks, spills, or wash down water to enter the drainage system.

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 in the Visalia Planning Area, just outside of the city limits. The site is approximately 2.5 miles Southeast of the Visalia downtown. The site is currently zoned as AE-20 by the County of Tulare but is rezoned for R-1-5 by the City of Visalia after annexation. The site is designated as Low Density Residential by the Visalia General Plan. The Project does not need rezoning or General Plan Amendments.

The site currently contains agriculture uses. The site is topographically flat and is bounded by agricultural uses to the South and East, and single-family residential to the North and West.

Regulatory Setting

Visalia General Plan

The proposed project site is designated as Low Density Residential.

- The Low-Density Residential designation provides single family detached housing on residential lots. The typical residential density of this designation ranges from 2-10 units per acres. Buildout is assumed at two units per gross acre.

The 2030 General Plan includes the policies related to land use that correlate to the proposed project:

- *LU-P-19*: Ensure that growth occurs in a compact and concentric fashion by implementing the General Plan’s phased growth strategy.
- *LU-P-20*: Allow annexation and development of residential, commercial, and industrial land to occur within the Tier I Urban Development Boundary (UDB) at any time, consistent with the City’s Land Use Diagram.
- *LU-P-21*: Allow annexation and development of residential, commercial, and industrial land to occur within the Tier II UDB and the Tier III Urban Growth Boundary consistent with the City’s Land Use Diagram, according to the following phasing thresholds:

- Tier II: The expansion criteria for land in Tier II to become available for annexation and development is that such annexation and development shall only occur if it does Visalia General Plan Draft Environmental Impact Report 3.1-16 not result in excess of a 10-year supply of undeveloped residential land within the new Tier I. This is intended to be consistent with LAFCO policies discouraging residential annexations exceeding a 10-year housing inventory. Thus, the “inner” tier is distinguished from the GPURC-recommended Tier I in that it is not based on projected capacity and need, but rather on a requirement to be able to demonstrate that less than a ten year inventory of residential land exists.
- Tier III: Tier III comprises full buildout of the General Plan. The expansion criteria for land in Tier III is that land would only become available for development when building permits have been issued in Tier I and Tier II at the following levels:
 - Residential: after permits for 12,800 housing units have been issued, resulting in a target City population in Tier I of 178,000;
 - Commercial: after permits for 960,000 square feet of commercial space have been issued; and
 - Industrial: after permits for 2,800,000 square feet of industrial space have been issued

To complement residential neighborhood development, the City also may allow small annexations for sites less than 30 acres in size that are contiguous to the City limits to allow for efficient development of a neighborhood, commercial area or employment center, provided no General Plan amendment is required and infrastructure is available or can be extended at no cost to the City.

- *LU-P-28:* Continue to use natural and man-made edges, such as major roadways and waterways within the city’s Urban Area Boundary, as urban development limit and growth phasing lines.
- *LU-P-71:* Ensure that noise, traffic, and other potential conflicts that may arise in a mix of commercial and residential uses are mitigated through good site planning, building design, and/or appropriate operational measures.
- *LU-P-47:* Establish criteria and standards for pedestrian, bicycle, and vehicle circulation networks within new subdivisions and non-residential development.

City of Visalia Zoning Ordinance

R-1 zoning is intended to provide living area within the city where development is limited to low density concentrations of one-family dwellings and regulations are designed for the following:

- to promote and encourage a suitable environment for family life;
- to provide space for community facilities needed to compliment urban residential areas and for institutions that require a residential environment;
- to minimize traffic congestion and to avoid an overload of utilities designed to service only low-density residential use.

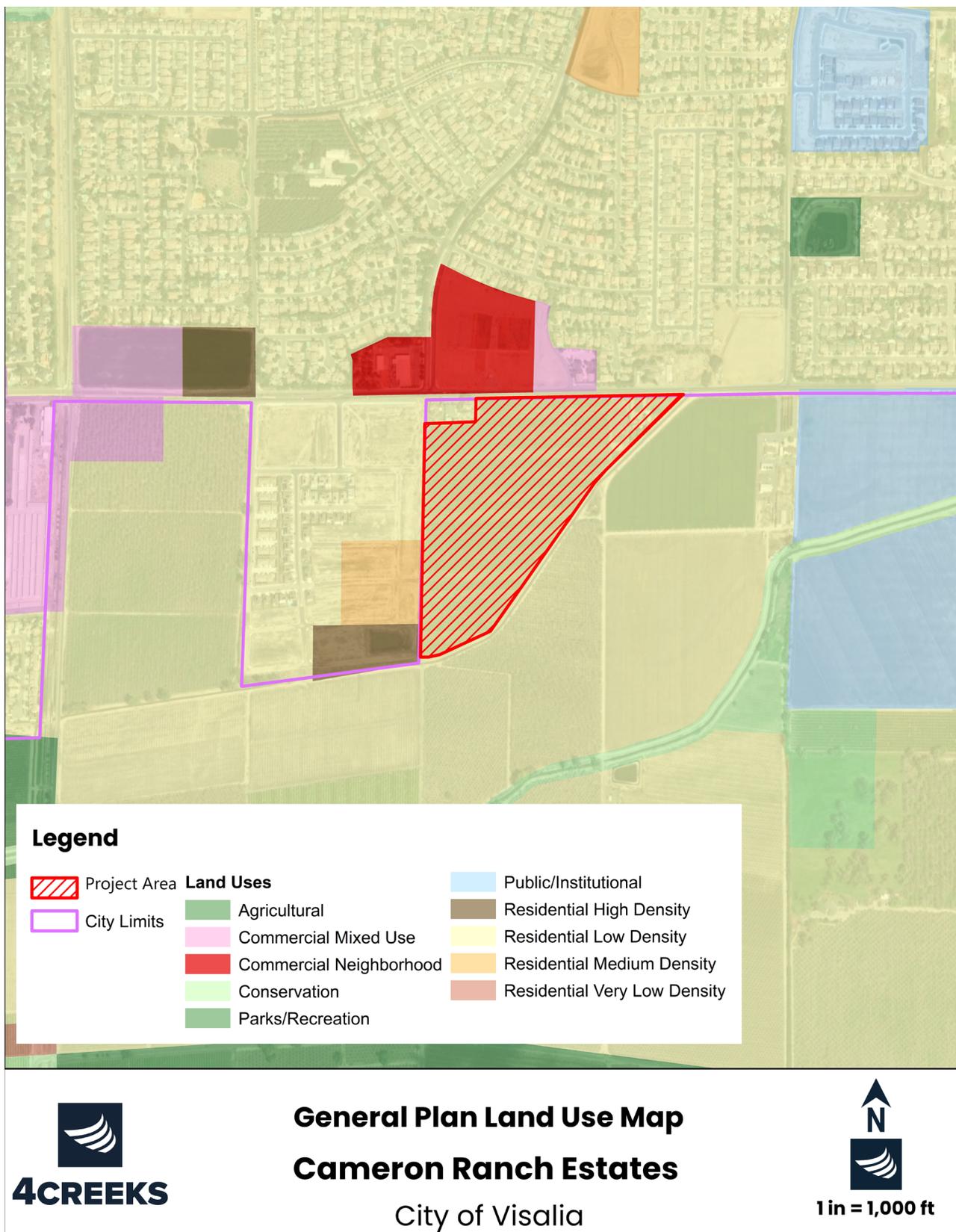
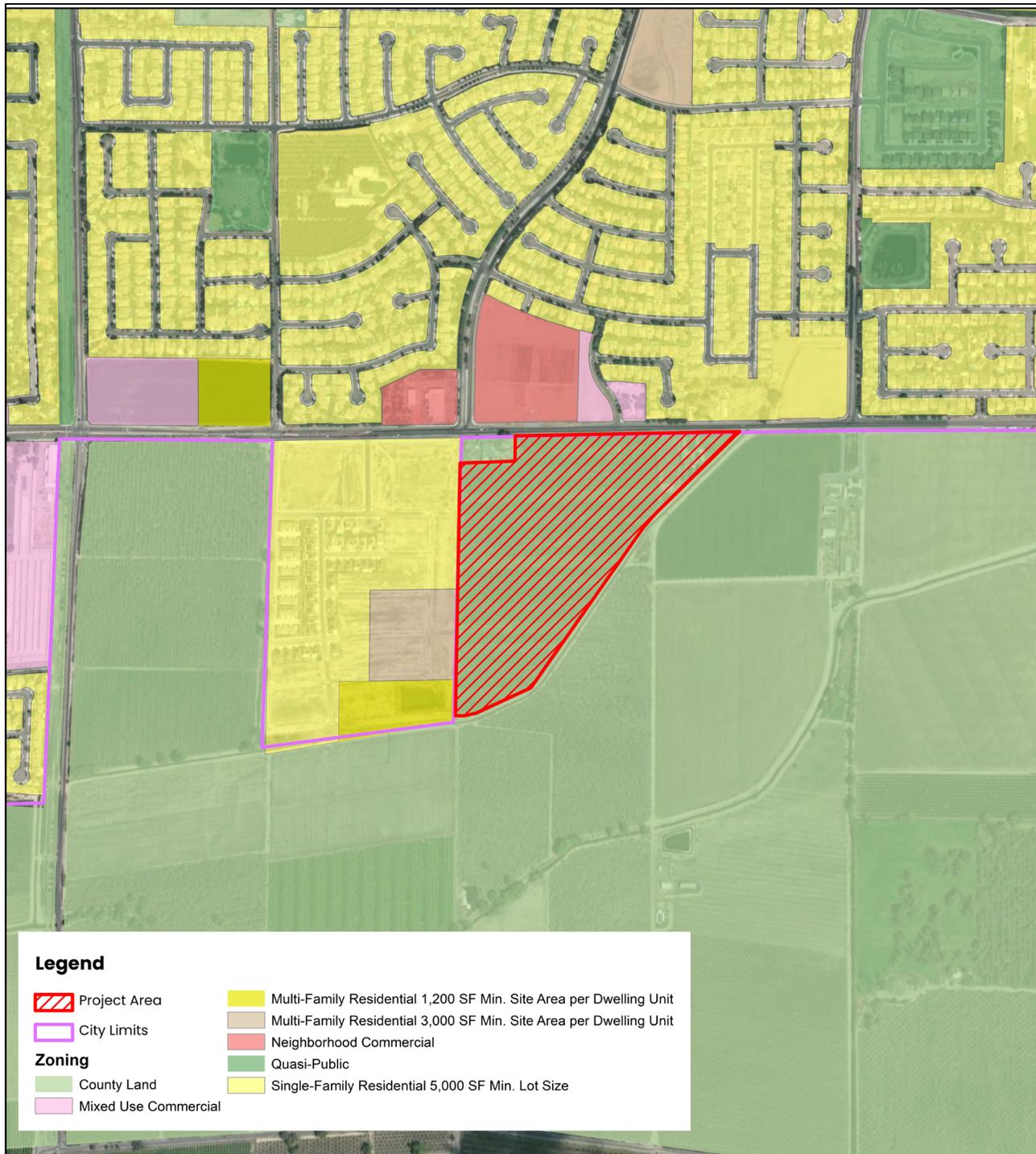


Figure 3-6 General Plan Land Use Designation





4CREEKS

Zoning Map

Cameron Ranch Estates

City of Visalia



1 in = 1,000 ft

Figure 3-7: Zoning Map

Discussion

a) Would the project physically divide an established community?

No Impact: Due to its location at the city's edge, where new residential development is already occurring adjacent to the project site, the proposed project will not physically divide an established community. The site's placement allows it to fit the mold of the surrounding area, reinforcing the continuity of the local community fabric without creating divisions. The proposed project site is designated for Very Low Density Residential by the Visalia General Plan and the project is consistent with this land use designation. The project would continue to operate as the same designation following project implementation. 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?

No Impact: The project site is located on land designated for residential use (Figure 3-6). The proposed project does not conflict with this land use, or any other policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect. There is *no impact*.

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

Tulare County contains mineral resources of sand, gravel, and crushed stone, found in alluvial deposits and hard rock quarries. Most of this mining takes place along rivers and at the base of the Sierra foothills. However, the Visalia Planning Area currently contains three former sand and gravel mines, but no currently operating mines and no designated Mineral Resource Zones.

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.

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?

No Impact: The project site has no known mineral resources that would be of a value to the region and the residents of the state, therefore the proposed project would not result in the loss of impede the mining of regionally or locally important mineral resources. 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?

No Impact: 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. For that reason, the proposed project would not result in the loss of availability of known regionally or locally important mineral resources. There is *no impact*.

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 permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive ground-borne vibration or 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 project site are primarily due to agricultural activities and traffic. Construction activities usually result in an increase in sound above ambient noise levels. Vibration is seismic waves that radiate along the surface of the earth and downward into the earth. Operation of heavy construction equipment, particularly pile driving and other impacts devices such as pavement breakers create this vibration.

Sensitive Receptors

Noise level allowances for various types of land uses reflect the varying noise sensitivities associated with those uses. Residences, hotels/motels, hospitals, schools, and libraries are some of the most sensitive land uses to noise intrusion and therefore have more stringent noise level allowances than most commercial or agricultural uses that are not subject to impacts such as sleep disturbance. The nearest sensitive receptor is the Wildhorse Subdivision that borders the Southeast border of the site.

Regulatory Setting

City of Visalia Noise Ordinance

The City of Visalia Noise Ordinance provides noise level standards for land use compatibility. Exterior and interior noise levels may not exceed any of the categorical noise level standards shown in Table 3-14. The standards are shown in A-weighted decibels (dBA). For Single Family Residential, the exterior noise during the daytime is to be below 70 dBA, and the indoor noise during the daytime is to be below 55 dBA.

Category	Cumulative number of minutes in any one hour time period	Evening and daytime (6:00 a.m. to 7:00 p.m.)	Nighttime (7:00 p.m. to 6:00 a.m.)
Exterior Levels			
1	30	50	45
2	15	55	50
3	5	60	55
4	1	65	60
5	0	70	65
Interior Levels			
1	5	45	35
2	1	50	40
3	0	55	45

Table 3-14: City of Visalia Noise Standards. Source: City of Visalia Noise Ordinance

City of Visalia General Plan

The current noise element of the City's General Plan establishes goals and policies intended to limit community exposure to excessive noise levels. Visalia's current General Plan identifies noise sources such as roadways, rails, and airports within the city and includes land use compatibility guidelines.

- *N-P-3*: Establish performance standards for noise reduction for new housing that may be exposed to community noise levels above 65 dB DNL/CNEL, as shown on the Noise Contour Maps, based on the target acceptable noise levels for outdoor activity levels and interior spaces in Tables 8-2 and 8-3. Noise mitigation measures that may be considered to achieve these noise level targets include but are not limited to the following:
 - Construct façades with substantial weight and insulation;
 - Use sound-rated windows for primary sleeping and activity areas;
 - Use sound-rated doors for all exterior entries at primary sleeping and activity areas;
 - Use minimum setbacks and exterior barriers;
 - Use acoustic baffling of vents for chimneys, attics, and gable ends;
 - Install a mechanical ventilation system that provides fresh air under closed window conditions.

Discussion

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

Less than Significant Impact: Project construction is anticipated to last approximately 48 months and will involve temporary noise sources in the vicinity of the project. The average noise levels generated by construction equipment that will likely be used in the proposed project are provided in Table 3-15.

The nearest residence and sensitive receptor are the single-family homes West and North of the site. The City requires that mitigation measures be implemented if noise levels exceed 70 dB in sensitive outdoor areas or if interior noise levels exceed 55 dB. As shown in Figure 3-10, it was found that a residence must be at least 250 feet from construction in the exterior and 100 feet from construction in the interior to avoid noise levels exceeding these thresholds.

With the project bordering another residential community, a noise disturbance is unavoidable. However, the construction would comply with Visalia Municipal Code Chapter 8.36 to ensure that the construction noise impacts would be less than significant. Measures such as maintaining minimum setback distances between construction equipment and receptors, only having construction during weekday daytime hours, and noise barriers would be implemented to avoid significant construction noise impacts.

Long term noise levels resulting from the project would be produced by single family residential homes, which are not normally associated with high operational noise levels. Because noise generated during project construction would be intermittent, short term, and would not exceed the thresholds established by the Visalia Noise Ordinance for sensitive receptors and the project does not propose uses that would typically generate high noise levels, the impact is *less than significant*.

Type of Equipment	Exterior Lmax at 50 feet (dBA)
Tractors	84
Loaders	80
Backhoes	80
Excavators	85
Generator Sets	82
Air Compressors	80
Rubber Tired Dozers	85
Forklifts	75
Welders	73
Graders	85
Scrapers	85
Cranes	85
Paving Equipment	85
Rollers	85

Table 3-15. Noise levels of noise-generating construction equipment at various distances. Source: FHA Construction Noise Handbook (dBA at 50 feet). Noise levels beyond 50 feet were estimated using the inverse square law based on given values for dBA at 50 feet

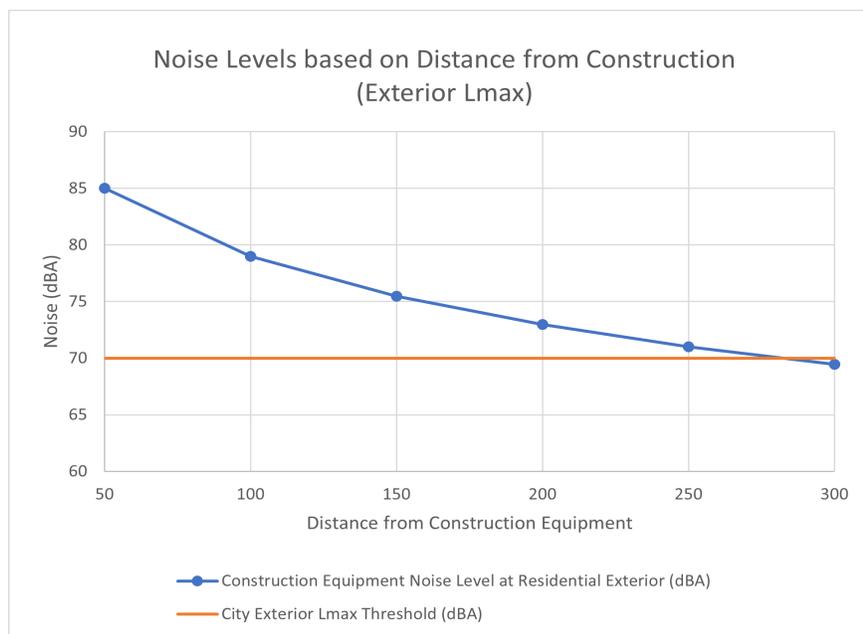


Figure 3-8a: Construction Related Noise Levels Based on Distance from Construction Equipment. Exterior Noise.

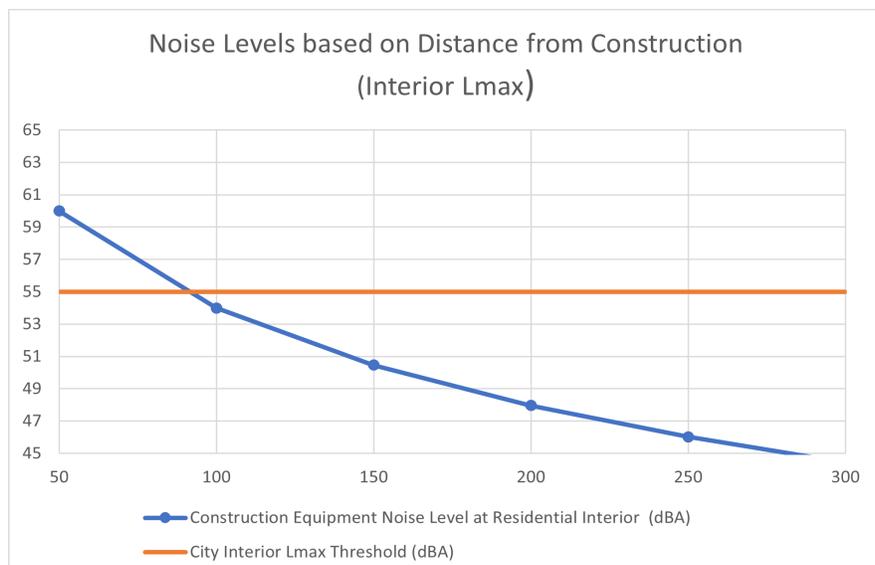


Figure 3-8b: Construction Related Noise Levels Based on Distance from Construction Equipment.
Interior Noise=Assume 25 dB.

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

Less than Significant Impact: Although project operations would not include uses or activities that typically generate excessive groundborne vibration or groundborne noise levels, project construction could introduce temporary groundborne vibration to the project site and the surrounding area. Sources that may produce perceptible vibrations are provided in Table 3-16.

Equipment	Peak Particle Velocity (inches/second) at 25 feet	Approximate Vibration Level (LV) at 25 feet
Pile driver (impact)	1.518 (upper range) 0.644 (typical)	112 104
Pile driver (sonic)	0.734 upper range 0.170 typical	105 93
Clam shovel drop (slurry wall)	0.202	94
Hydromill (slurry wall)	0.008 in soil 0.017 in rock	66 75
Vibratory Roller	0.210	94
Hoe Ram	0.089	87
Large bulldozer	0.089	87
Caisson drill	0.089	87

Loaded trucks	0.076	86
Jackhammer	0.035	79
Small bulldozer	0.003	58

Table 3-16. *Vibration Levels Generated by Construction Equipment. Source: Transit Noise and Vibration Impact Assessment, Federal Transit Administration, September 2018.*

The primary source of vibration during project construction would likely be from a bulldozer (tractor), which would generate 0.089 inch per second PPV at 25 feet with an approximate vibration level of 87 VdB. Vibration from the bulldozer would be intermittent and not a source of continual vibration. There are no adopted City standards or thresholds of significance for vibration. The evaluation of potential impacts related to construction vibration levels is based on the published data in the 2018 FTA Guidelines. At 25 feet, the buildings most susceptible to vibration could be impacted at .12 inch/second. Because vibrations generated by project construction would not exceed 0.12 inch/second, the impact is *less than significant*.

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

No Impact: The proposed project is located approximately 6.0 miles Southeast of the nearest public airport (Visalia Municipal Airport). However, according to the Airport Master plan, the project site would not be impacted by the airport. Noise contours developed for 2019 show that the airport would produce less than 65 dB. All land uses located outside of the 65 dB contours are considered to have no impact. Implementation of the proposed project would not result in a safety hazard for people residing or working in the project area. There is *no impact*.

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 type="checkbox"/>	<input checked="" 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 stated the population in the City of Visalia to be 143,966 as of July 2022. This is an increase from the 2010 census, which counted the population in the City of Visalia to be 124,442. Factors that influence population growth in Visalia include job availability, housing availability, and the capacity of proposed and existing infrastructure.

Regulatory Setting

The City of Visalia population size is controlled by the development code and Housing Element of the General Plan. These documents regulate the number of dwelling units per acre allowed on various land uses and establish minimum and maximum lot sizes, which has a direct impact on the City's population size.

City of Visalia 2003 General Plan Housing Element

The 2030 General Plan includes the policies related to population and housing that correlate to the proposed project:

- *LU-P-50*: Provide development standards to ensure residential development is not negatively affected by adjacent non-residential land uses.
- *U-P-71*: Ensure that noise, traffic, and other potential conflicts that may arise in a mix of commercial and residential uses are mitigated through good site planning, building design, and/or appropriate operational measures.
- *HE Policy 1.7*: The City shall promote development standards that ensure that new residential developments are long-term assets to the City, make effective use of land, and are compatible with adjacent land uses.

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)?**

No Impact: The United States Census Bureau stated the population in the City of Visalia to be 143,966 as of July 2022. The project proposes to construct 178 new single family residential units. The US Census Bureau states that the City's average household size is 3.05 persons. Based on this average household size, the anticipated population increase because of the proposed project is 543 persons. The construction of housing at this location would not be unplanned, as the Visalia General Plan designated the proposed project site for low density residential. Additionally, the city is planning for more businesses, services, and infrastructure to accommodate the new population. Overall, the project will not constitute an unplanned increase in growth and population. There is *no impact*.

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

No Impact: There project would not displace any existing housing. There are no existing homes to be removed on the project site. Overall, this will increase the amount of available housing in the community. There is *No Impact*.

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

Visalia and project site is served by The Visalia Fire Department (VFD), which operates 5 fire stations within the City of Visalia. The VFD will continue to provide fire protection services to the proposed project site following project implementation. VFD Fire Station #56 is the nearest fire station to the site, approximately 1.35 miles to the Northeast.

Police

Law enforcement services are provided to the project site via The Visalia Police Department (VPD). The VPD will continue to provide police protection services to the proposed project site following project implementation. The VPD headquarters are located approximately 2.45 miles Northwest of the proposed project site. VPD Substation District 2 is located approximately 2.5 miles Southwest of the project site.

Schools

The proposed project site is located within the Visalia Unified School District (VUSD) from Kindergarten through 12th Grade. The District includes 25 elementary schools, four middle schools, four traditional high schools, and alternative education programs. The nearest school is located approximately 1 mile West (Annie R Mitchell Elementary School).

Regulatory Setting

California Fire Code

The California Fire Code (Title 24, Part 9 of the California Code of Regulations) establishes regulations to safeguard against hazards of fire, explosion, or dangerous conditions in new and existing buildings, structures, and premises. The provisions of the Fire Code apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal, and demolition of every building or structure throughout the State of California. The Fire Code includes regulations regarding fire-resistance-rated construction, fire protection systems such as alarm and sprinkler systems, fire services features such as fire apparatus access roads, means of egress, fire safety during construction and demolition, and wildland-urban interface areas.

City of Visalia Fire Department Plan Check and Hydrant Ordinance

Visalia's requirements for new construction include provisions for the Fire Department to review building and site plans prior to the issuance of any permit. The Fire Department ensures that proposed projects will be adequately served by water, and accessible to emergency vehicles. The Department also enforces the City's Hydrant Ordinance, which states that subdividers are responsible for the installation of water mains and hydrants and determines the minimum spacing for fire hydrants. Street dimensions are scrutinized to ensure that space will be preserved for ladder trucks to be stabilized, and for emergency vehicles to turn around. Basic requirements in the City's subdivision ordinance include 52-foot minimum right-of-way widths and a 53-foot turning radius for cul-de-sacs.

City of Visalia General Plan

The 2030 General Plan includes the policies related to public services that correlate to the proposed project:

- *PSCU-P-33*: Coordinate land use and development with school location and site design, working with the Visalia Unified School District and other districts to ensure that adequate facilities are available and integrated with neighborhoods.

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 serve ratios, response times of other performance objectives for any of the public services:

a. Fire protection?

Less than Significant Impact: The VFD will provide fire protection services to the proposed development. The closest fire station is Station #56, located 1.35 miles Northeast of the project site at 1968 S Lovers Ln. The Fire Department uses the National Fire Protection Association (NFPA) standard for fire protection services, which requires 1 responder per

1,000 residents. The addition of 178 residential units will increase the demand for fire protection services. The city currently has .48 responders per 1,000 residents. By 2030, the city expects growth up to a total of 210,000 residents. This would result in .32 responders per 1,000 residents. This will require an additional 85 on-duty responders by 2030 to meet 1 responder per 1,000 residents, or 41 new responders to meet the current ratio. The existing fire stations are placed to provide optimum service, however new stations will be needed to support the expanding city.

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, the impact is *less than significant*.

b. Police protection?

Less than Significant Impact: The VPD will provide services to the proposed development. The VPD headquarters are located approximately 3.6 miles Northeast of the proposed project site. VPD Substation District 2 is located approximately 2.3 miles Southeast of the project site. The development would increase the demand for police service with the addition of 136 residential units. The VPD does not establish service standards either in terms of officers per thousand residents or in incident response time but plans to maintain the current ratio of 1.7 officers per 1,000 residents. The Department has 143 sworn officers working out of two districts, as well as seven reserve sworn officers, 64 civilian officers, and 65 volunteers. 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, the impact is *less than significant*.

c. Schools?

Less than Significant Impact: The proposed project is within the (VUSD) from Kindergarten through 12th Grade. The District includes 25 elementary schools, four middle schools, four traditional high schools, and alternative education programs. The City of Visalia predicts the generation rates shown below in Table 3-17. The Total Expected Increase in Students is determined by multiplying the Single-Family Generation Rates for each school type in the City of Visalia by the number of planned single-family homes.

School Type	Single Family Generation Rate	Number of Students
Elementary School	0.448	80
Middle School	.092	17
High School	.156	28
Total Number of Units: 178		Total Expected Increase in Students: 125 Students

Table 3-17: Student Generation Rates, City of Visalia General Plan

Since the proposed project includes the addition of 178 single family homes, the number of students will increase by approximately 125. The proposed project site is located within the Planning Area's limits and therefore, growth associated with the Project has been planned and expected. In addition to the goals and policies of the City's General Plan, future development is required to pay development impact fees to the school districts at the time of building permit issuance. These impact fees are used by the school districts to maintain existing and develop new facilities, as needed. Therefore, the impact is *less than significant*.

d. Parks?

Less than Significant Impact: The addition of 178 new residential units would result in more use of the existing parks. Parks within a half-mile to one-mile radius that would service the proposed development include Burke Park, Cherry Meadow Park and Blaine Park. The project plans to include .75 acres of parkland. Since the project would not lower the existing level of services for parks, and the proposed project would contribute its fair share to parks facilities through in-lieu fees, the impact is *less than significant*.

e. Other public facilities?

Less than Significant Impact: The proposed project would be required to pay a development impact fee for Public Facilities, including for the Civic Center, Corporation Yard, and Libraries. Additional development fees will be paid to offset the increased demand for public services related to transportation, water, wastewater, groundwater recharge, storm drainage, and general governmental services. Fees for transportation, water, wastewater, and general government are based on building square footage and will be calculated prior to the issuance of building permits. Fees for groundwater recharge and storm drainage are based on site acreage.

While the payment of development fees could result in the construction of new or altered public service facilities, no specific projects have been identified at this time. As new or

expanded public 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, the impact is *less than significant*.

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 type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

There are 40 park facilities totaling 678 acres within the Visalia Planning Area. The City of Visalia provides diverse types of parks and open space facilities, or park types, to meet park and open space recreation needs of the community. Park types include:

- **Pocket Parks:** A park typically between one-half and two acres in size intended to serve the needs of a specific neighborhood within a half-mile radius. There are currently 17 pocket parks in Visalia.
- **Neighborhood Parks:** A park typically 2 to 5 acres in size that provides basic recreation activities for one or more neighborhoods. There are currently 19 neighborhood parks in Visalia.
- **Community Parks:** A park typically ranging from 5 to 12 acres in size or larger, which are intended to serve the recreational needs of a larger area of the city. There are currently 4 community parks in Visalia.
- **Large City Parks:** A park generally larger than 40 acres in size intended to serve the recreational needs of all city residents and to create opportunities for contact with the natural environment. These parks may include a concentration of sports fields, golf courses, and areas for picnicking and passive enjoyment of open space. There are currently 2 large city parks in Visalia.
- **Natural Corridors and Greenways:** A network of greenways of varying size intended to serve the recreational needs of city residents. These parks may include facilities such as bikeways, walkways, and riding trails, and are primarily developed along the city's waterways. There is a total of 196 acres of natural corridors and greenways.

The Visalia Planning Area additionally contains two county parks and a public golf course. The golf course is not counted to the total amount of parkland. The Visalia General Plan states a total parkland standard of five acres of city parkland per 1,000 residents.

Regulatory Setting

Quimby Act

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

City of Visalia General Plan

The 2030 General Plan includes the policies related to parks and recreation that correlate to the proposed project:

- *PSCU-P-2*: Strive to achieve and maintain a citywide standard of at least five acres of neighborhood and community parks per 1,000 residents.
- *PSCU-P-7*: Promote development of small pocket parks or play lots dispersed throughout new neighborhoods and in existing neighborhoods, where needed, on a voluntary basis in coordination with new infill development, consistent with the following planning guidelines:
 - Size: 0.5 to 2 acres; and
 - Facilities: the specific features of pocket parks should address the anticipated needs of nearby residents and/or workers. In a residential environment, the needs of small children and seniors should be emphasized. In mixed-use or commercial areas, lunchtime use by office workers and shoppers should be facilitated.
- *PSCU-P-10*: Adopt and implement parkland dedication requirements for all subdivisions, consistent with the Quimby Act and Policy PSCU-P-2. This requirement will be integrated with the City's Park Acquisition Development Fee Program.

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?

Less than Significant Impact: The proposed project is anticipated to increase the Visalia population by approximately 543 residents. Based on the desired parkland ratio of five acres

per 1000 residents identified in the Visalia General Plan, the Project would need to provide approximately 2.66 acres of parkland/open space. The Project proposes a 0.75-acre pocket park in the southwest portion of the proposed residential community. Recognizing that this pocket park alone may fall short of meeting the minimum park space requirements for accommodating the influx of new residents, the project will contribute its equitable share to enhance local parks and recreational amenities through in-lieu fees. 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?

No Impact: The proposed project does not include any recreational facilities or require the construction or expansion of any recreational facilities that would have an adverse physical effect on the environment. There is *no impact*.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict or be inconsistent with the CEQA guidelines Section 15064.3, Subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting**Vehicular Access**

Vehicular access to the project is available via Ben Maddox Way on the West side of the site, and Caldwell Ave on the North side of the site. The project includes a network of local streets that provide full access to the project site.

Parking

Each Single-Family home will contain at least a two-car garage, as well as room for two more cars in the driveway. Street parking will be limited due to reduced street widths. During construction, workers will utilize existing parking areas and/or temporary construction staging areas for parking of vehicles and equipment.

Regulatory Setting**CEQA Guidelines Section 15064.3, Subdivision (b): Criteria for Analyzing Transportation Impacts**

- (1) Land Use Projects. Vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact. Generally, projects within one-half mile of either an existing major transit stop or a stop along an existing high-quality transit corridor should be presumed to cause a less than significant transportation impact. Projects that decrease vehicle miles traveled in the project area compared to existing conditions should be considered to have a less than significant transportation impact.

- (2) **Transportation Projects.** Transportation projects that reduce, or have no impact on, vehicle miles traveled should be presumed to cause a less than significant transportation impact. For roadway capacity projects, agencies have discretion to determine the appropriate measure of transportation impact consistent with CEQA and other applicable requirements. To the extent that such impacts have already been adequately addressed at a programmatic level, a lead agency may tier from that analysis as provided in Section 15152.
- (3) **Qualitative Analysis.** If existing models or methods are not available to estimate the vehicle miles traveled for the particular project being considered, a lead agency may analyze the project's vehicle miles traveled qualitatively. Such a qualitative analysis would evaluate factors such as the availability of transit, proximity to other destinations, etc. For many projects, a qualitative analysis of construction traffic may be appropriate.
- (4) **Methodology.** A lead agency has discretion to choose the most appropriate methodology to evaluate a project's vehicle miles traveled, including whether to express the change in absolute terms, per capita, per household or in any other measure. A lead agency may use models to estimate a project's vehicle miles traveled and may revise those estimates to reflect professional judgment based on substantial evidence. Any assumptions used to estimate vehicle miles traveled and any revisions to model outputs should be documented and explained in the environmental document prepared for the project. The standard of adequacy in Section 15151 shall apply to the analysis described in this section.

City of Visalia Standard Specifications

The City of Visalia Standard Specifications are developed and enforced by the City of Visalia Public Works Department to guide the development and maintenance of streets within the City. The cross-section drawings contained in the City's Standard Specifications dictate the development of roads within the City.

City of Visalia General Plan:

The 2030 General Plan includes the policies related to transportation that correlate to the proposed project:

- *T-P-3:* Design and build future roadways that complement and enhance the existing network, as shown on the General Plan Circulation Diagram, to ensure that each new and existing roadway continues to function as intended.
- *T-P-5:* Take advantage of opportunities to consolidate driveways, access points, and curb cuts along existing arterials when a change in development or a change in intensity occurs or when traffic operation or safety warrants.
- *T-P-10:* Manage local residential streets to limit average daily vehicle volumes to 1,500 or less and maintain average vehicle speeds between 15 and 25 miles per hour.
- *T-P-22:* Require all residential subdivisions to be designed to discourage use of local streets as a bypass to congested arterials, and when feasible, require access to residential development to be from collector streets.

- *T-P-23*: Require that all new developments provide right-of-way, which may be dedicated or purchased, and improvements (including necessary grading, installation of curbs, gutters, sidewalks, parkway/landscape strips, bike, and parking lanes) other city street design standards. Design standards will be updated following General Plan adoption.
- *T-P-24*: Require that proposed developments make necessary off-site improvements if the location and traffic generation of a proposed development will result in congestion on major streets or failure to meet LOS D during peak periods or if it creates safety hazards.
- *T-P-26*: Require that future commercial developments or modifications to existing developments be designed with limited points of automobile ingress and egress, including shared access, onto major streets.
- *T-P-40*: Develop a community-wide trail system along selected planning area waterways, consistent with the Waterways and Trails Master Plan and General Plan diagrams.

Discussion

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

No Impact: The Project intends to construct up to 178 single-family residences. Project components include interior access roads, street lighting and landscaping. Vehicle access to the Project site would be from Ben Maddox way and Caldwell Avenue. The city expects the roadways in the area of the Project to maintain acceptable LOS thresholds as the project area has already been pre zoned for R-1-5. Street improvements on Ben Maddox Way and Caldwell Avenue would comply with City standards. There is *no impact*.

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

Less than Significant Impact: The City of Visalia's *VMT Thresholds and Implementation Guidelines* (Guidelines) document, prepared by LSA and adopted on March 15, 2021, provides guidance for determining a project's transportation impacts based on vehicle miles traveled (VMT). The Guidelines acknowledge that certain activities and projects may result in a reduction in VMT and GHG emissions and, therefore, a less than significant impact to transportation and circulation. A variety of projects may be screened out of a complicated VMT analysis due to the presumption described in the TA regarding the occurrence of less than significant impacts.

The Guidelines state: *"Residential, office, or mixed-use projects that are consistent with the City's General Plan and located within green-colored VMT zones, as shown in Figures 6, 7, and 8, respectively, are presumed to have similar low VMT profiles and could be screened out from further VMT analysis."*

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 the reasoning for the screen out. The OPR Guidelines state: "Residential and office projects that are located in areas with low VMT, and that incorporate similar features (i.e., density, mix of uses, transit accessibility), will tend to exhibit similarly low VMT. Maps created with VMT data, for example from a travel survey or a travel demand model, can illustrate areas that are currently below threshold VMT. Because new development in such locations would likely result in a similar level of VMT, such maps may be used to screen out residential and office projects from needing to prepare a detailed VMT analysis."

The Project is consistent with Visalia's General Plan land use, and the Project is within a green-colored VMT zone, shown in Figure 3-11. Therefore, the Project can be screened out will not require a VMT analysis. There is a *less than significant impact*.

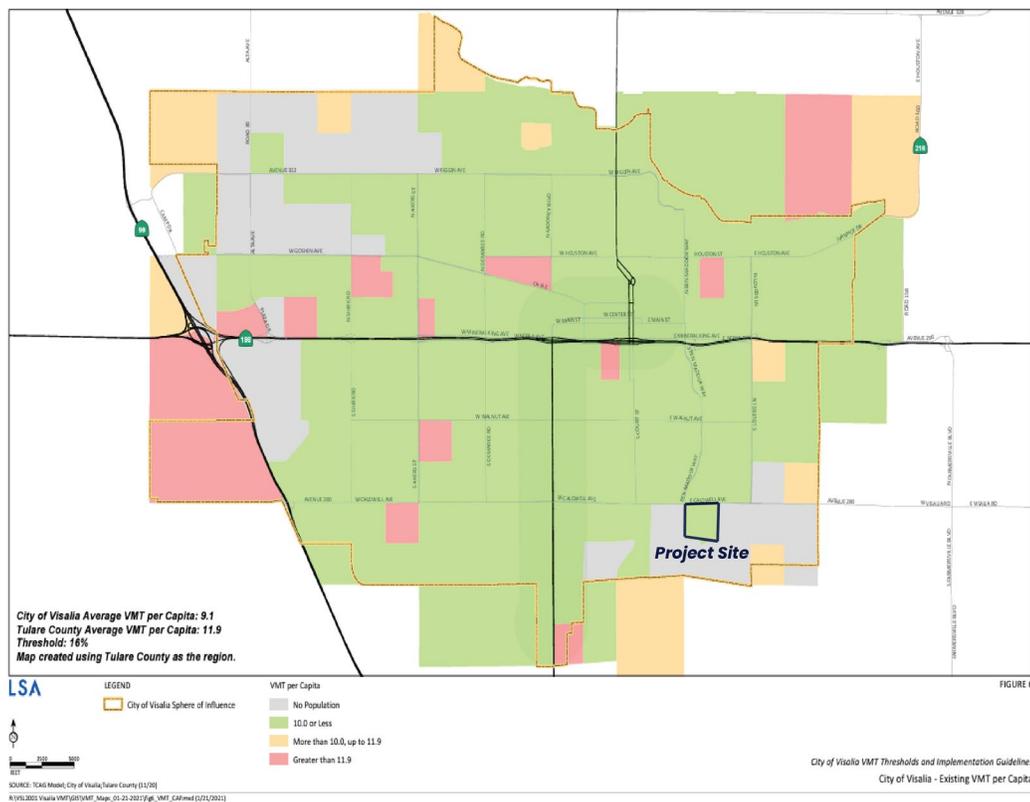


Figure 3-9: Visalia Existing VMT per Capita

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)?

No Impact: The project does not propose any incompatible uses or include any design features that could increase traffic hazards. The project introduces two additional vehicle entry points: one accessible from Ben Maddox Way and the other from Caldwell Avenue. The Ben Maddox Way access will become operational upon the completion of the Ben Maddox Way extension. This improvement will be subject to review by the City's engineer to ensure the

new access point does not pose any safety risks due to project design. The proposed project would not substantially increase hazards in or around the project area there is *no impact*.

d) Would the project result in inadequate emergency access?

No Impact: This project would not result in inadequate emergency access. Emergency access to the site would be via Caldwell Avenue and Ben Maddox Way. During the first phase of construction, a portion of the extension on Ben Maddox Way would be constructed to access the first phase of construction. A network of local roads within the proposed project property provides full access to all buildings within the development. The Project would have no impact on emergency access.

XVIII. TRIBAL CULTURAL RESOURCES

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

The Project area is in the Southern Valley Yokuts ethnographic territory of the San Joaquin Valley and located between the Kings River and the north shore of Tulare Lake. The Yokuts were generally divided into three major groups, the Northern Valley Yokuts, the Southern Valley Yokuts, and the Foothill Yokuts. The Project area is likely within the Telamni Yokuts territory. The main village for this area was Waitatshuulul, which was approximately 3 miles east of the Project site along Packwood Creek.

The San Joaquin Valley did not experience contact with Europeans until the late 1700s. The earliest exploration of the San Joaquin Valley by Europeans was likely by the Spaniards when in the fall of 1772 a group known as the Catalanian Volunteers entered the valley through Tejon Pass in search of deserters from the Southern California Missions. However, the group only made it as far north as Buena Vista Lake in modern day Kern County before turning around due to the extensive swamps. Initial settlement within the valley by Europeans in the 1830s was largely either by trappers or horse thieves. With the end of the Mexican American War and the beginning of the

gold rush in 1848, the San Joaquin Valley became more populated with ranchers and prospectors. By 1850, California became a state, and Tulare County was established in 1853. Visalia, founded in 1852, is one of the oldest cities in the Southern San Joaquin Valley. During the first few decades, Visalia was a supply center for nearby gold rushes, and had an agricultural economy based on livestock and some agriculture.

Cultural Records Search

The Project area is located in the USGS Visalia 7.5' Series Quadrangle (USGS 2021). On March 1, 2024, Soar Environmental submitted a records search request to the Southern San Joaquin Valley Information Center (SSJVIC) located at the California State University, Bakersfield (Appendix C). The records search included a 0.5-mile buffer around the Project area. The results from the records search indicate three (3) cultural resource studies have been conducted within the Project area. According to the information on file, there is two (2) resource within the Project area. These resources, however, were identified outside of the proposed 178-unit single family housing subdivision. As such, these resources will not be effected by the proposed project subdivision construction and staging activities. There are four (4) recorded resources within the 0.5-mile record search radius. There are no recorded cultural resources within the Project area or radius that are listed in the National Register of Historic Places, the California Register of Historical Resources, the California Points of Historical Interest, California Inventory of Historic Resources, or the California State Historic Landmarks.

AB 52 Native American Consultation

In accordance with AB 52, Native American Tribes that could potentially be impacted by the Project were contacted. The tribes that were formally noticed of this Project were the Santa Rosa Rancheria Tachi Yokut Tribe, Tule River Indian Tribe, and the Wuksache Indian Tribe/Eshom Valley Band. These Rancherias are not located within the City limits.

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See PRC Section 21083.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per PRC Section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that PRC Section 21082.3(c) contains provisions specific to confidentiality.

Soar Environmental did not receive comments from the Tulare County Native American groups or affiliated individuals regarding the proposed development at the project location.

Regulatory Setting

In this report “cultural resources” are defined as prehistoric or historical archaeological sites as well as historical objects, buildings, or structures. In accordance with 30 Code of Federal Regulations (CFR) §60.4, “historical” in this report applies to cultural resources which are at least 50 years old. The significance or importance of a cultural resource is dependent upon whether the resource qualifies for inclusion at the local or state level in the California Register of Historical Resources (CRHR), or at the federal level in the National Register of Historic Places (NRHP). Cultural resources that are determined to be eligible for inclusion in the CRHR are called “historical resources” (California Code of Regulations [CCR] 15064.5[a]). Under this statute the determination of eligibility is partially based on the consideration of the criteria of significance as defined in 14 CCR 15064.5(a)(3). Cultural resources eligible for inclusion in the NRHP are deemed “historic properties.”

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 Register of Historical Resources

In California, the term “historical resource” includes “any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California” (California PRC § 5020.1[j])(State of California 2021). In 1992, the California legislature established the California Register of Historical Resources (CRHR) “to be used by state and local agencies, private groups, and citizens to identify the state’s historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change” (California PRC § 5024.1(a)). The criteria for listing resources on the CRHR, enumerated in the following text, were developed to be in accordance with previously established criteria developed for listing in the NRHP. According to California PRC § 5024.1(c) (1– 4), a resource is considered historically significant if it (i) retains “substantial integrity,” and (ii) meets at least one of the following criteria:

- Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage.
- Is associated with the lives of persons important in our past.
- Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
- Has yielded, or may be likely to yield, information important in prehistory or history.

To understand the historic importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than 50 years old may be considered for listing in the CRHR if it can be demonstrated that sufficient time has passed to understand its historical importance (14 CCR 4852[d][2]).

The CRHR protects cultural resources by requiring evaluations of the significance of prehistoric and historic resources. The criteria for the CRHR are nearly identical to those for the National Register of Historic Places (NRHP), and properties listed or formally designated as eligible for listing in the NRHP are automatically listed in the CRHR, as are state landmarks and points of interest. The CRHR also includes properties designated under local ordinances or identified through local historical resource surveys.

City of Visalia General Plan

Under Chapter 3, the City's Role and Tools for Preservation, in the General Plan of the City of Visalia defines a "cultural resources" as:

- **Chapter 3.3:** Sites, structures, or any other physical evidence associated with human activity considered important to be culturally important. This includes archaeological resources and contemporary Native American resources in addition to the historic resources that are the subject of this chapter. Impacts of development on cultural resources of all kinds must be avoided to the greatest extent possible, as described by policies in Chapter 6: Open Space and Conservation.
- Under **Chapter 6**, Open Space and Conservation, within the General Plan of the City of Visalia the following policies are outlined for the preservation of cultural resources:
- **Chapter 6.5:** OSC-P-39 Establish requirements to avoid potential impacts to sites suspected of being archeologically, paleontologically, or historically significant or of concern, by:
 - Requiring a records review for development proposed in areas that are considered archaeologically or paleontologically sensitive.
 - Determining the potential effects of development and construction on archaeological or paleontological resources (as required by CEQA).
 - Requiring pre-construction surveys and monitoring during any ground disturbance for all development in areas of historical and archaeological sensitivity.
 - Implementing appropriate measures to avoid the identified impacts, as conditions of project approval.

In the event that previously unidentified historical, archaeological, or paleontological resources are discovered during construction, grading activity in the immediate area shall cease and materials and their surroundings shall not be altered or collected. A qualified archaeologist or paleontologist must make an immediate evaluation and avoidance measures, or appropriate

mitigation should be completed, according to CEQA Guidelines. The State Office of Historic Preservation has issued recommendations for the preparation of Archaeological Resource Management Reports that will be used as guidelines.

Discussion

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

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

Less Than Significant Impact with Mitigation: A records search was conducted on behalf of the Applicant from the SSJVIC of the CHRIS at California State University in Bakersfield, California, to determine if historical or archaeological sites had previously been recorded within the study area, if the Project area had been systematically surveyed by archaeologists prior to the initial study, and/or whether the region of the field project was known to contain archaeological sites and to thereby be archaeologically sensitive.

There are four recorded resources and two reports identified within the 0.5-mile radius of the Project area. However, there are no recorded cultural resources within the Project area or radius that are listed in the National Register of Historic Places, the California Register of Historical Resources, the California Points of Historical Interest, California Inventory of Historic Resources, or the California State Historic Landmarks.

Although no significant historical resources were identified on the site, 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 to this checklist item will be *less than significant with mitigation* incorporation.

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

Less Than Significant Impact with Mitigation: The lead agency has not determined there to be any known tribal cultural resources located within the project area. Additionally, there are not believed to be any paleontological resources or human remains buried within the project area's vicinity. However, if resources were found to be significant pursuant to

criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resources to a California Native American Tribe. Implementation of Mitigation Measures CUL-1 and CUL-2 will ensure that any impacts resulting from project implementation remain *less than significant with mitigation* incorporation.

Mitigation Measures for Impacts to Cultural Resources:

Mitigation Measure CUL-1: If previously unknown resources are encountered before or during grading activities, construction shall stop in the immediate vicinity of the find and a qualified historical resources specialist shall be consulted to determine whether the resource requires further study. The qualified historical resources specialist shall make recommendations to the City on the measures that shall be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines and the City's Historic Preservation Ordinance.

If the resources are determined to be unique historical resources as defined under Section 15064.5 of the CEQA Guidelines, measures shall be identified by the monitor and recommended to the Lead Agency. Appropriate measures for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds. No further grading shall occur in the area of the discovery until the Lead Agency approves the measures to protect these resources. Any historical artifacts recovered as a result of mitigation shall be provided to a City-approved institution or person who is capable of providing long-term preservation to allow future scientific study.

Mitigation Measure CUL-2: In the event that human remains are unearthed during excavation and grading activities of any future development project, all activity shall cease immediately. Pursuant to Health and Safety Code (HSC) Section 7050.5, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to PRC Section 5097.98(a). If the remains are determined to be of Native American descent, the coroner shall within 24 hours notify the Native American Heritage Commission (NAHC). The NAHC shall then contact the most likely descendent of the deceased Native American, who shall then serve as the consultant on how to proceed with the remains. Pursuant to PRC Section 5097.98(b), upon the discovery of Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located is not damaged or disturbed by further development activity until the landowner has discussed and conferred with the most likely descendants regarding their recommendations, if applicable, taking into account the possibility of multiple human remains. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment.

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 type="checkbox"/>	<input checked="" 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**Wastewater**

Sewer services are provided to the site by the City of Visalia. The City owns a Water Conservation Plant (WCP) to treat wastewater. Presently, the WCP's permitted capacity as established by the Regional Water Quality Control Board (RWQCB) is 20 million gallons per day (mgd). A planned upgrade will increase the capacity to 26 mgd. The WCP has a daily flow of 13 mgd. The City of Visalia operates a sewer system divided into eight service areas. The system currently has over 468 miles of sewer pipe.

A Biochemical Oxygen Demand (BOD) and Total Suspended Solids (TSS) Calculation memo was prepared for this project to calculate the assumed volume of effluent (Appendix F). The result showed the Project would have an expected flow of 34,880 Gallons per day and produce a total BOD of 733.36 lbs/day and 646.44 lbs/day of TSS.

Solid Waste

The City of Visalia provides residential waste pickup but has contracts with companies for other aspects. Sunset Waste Systems provides waste collection for commercial uses and processes recyclable material. Tulare County Compost and Biomass processes green waste.

The Tulare County Resource Management Agency manages some solid waste disposal. Programs include household hazardous waste disposal, electronics recycling, tire recovery, yard waste recycling, metal recycling and appliance recovery programs. The county landfills approximately 300,000 tons of waste per year, which is equivalent to about 5 pounds per person per day or one ton per county resident per year. The County operates three disposal sites: the Visalia Disposal Site, northwest of Visalia; the Woodville Disposal Site, southeast of Tulare; and the Teapot Dome Disposal Site, southwest of Porterville. These sites have a remaining capacity of 24,258,052 cubic yards, with a total capacity of 37,101,523 cubic yards.

Water

The California Water Service Company (Cal Water) distribute groundwater supply. Cal Water's Visalia District supply wells extract groundwater from the Kaweah Groundwater Subbasin. The Cal Water system includes 75 operational groundwater wells, about one third of which have auxiliary power for backup. There are 519 miles of main pipeline in the system. The system includes two elevated 300,000-gallon storage tanks, an ion exchange treatment plant, four granular activated carbon filter plants and one nitrate blending facility. The system currently has the capacity to pump 100,829 acre-feet per year (afy), all from groundwater. This will be able to supply a growing population, as in 2010, 31,762 AF was needed. By 2030, the city is expected to use 43,002 afy.

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.

Cal Water Urban Water Management Plan (UWMP) – Visalia District

The UWMP describes the Visalia District service area, system demand and usage, available water resources, reliability of the water supply, and contingency planning for water shortage. It also contains a conservation section in compliance with SB X7-7 describing water usage reduction targets and implementation measures. The UWMP identifies five core programs for water conservation in the District that involve promotion of high-efficiency fixtures in residential settings, promotion of high-efficiency irrigation systems, and public information and education.

City of Visalia General Plan

The 2030 General Plan includes the objectives and policies related to utilities and service systems that correlate to the proposed project:

- *PSCU-O-14*: Provide for long-range community water needs by adopting best management practices for water use, conservation, groundwater recharge and wastewater and stormwater management.
- *PSCU-P-46*: Adopt and implement a Water Efficient Landscaping Ordinance for new and/or refurbished development that exceeds mandated sizes, and ensure that all new City parks, streetscapes, and landscaped areas conform to the Ordinance’s requirements. The Ordinance should include provisions to optimize outdoor water use by:
 - Promoting appropriate use of plants and landscaping;
 - Establishing limitations on use of turf including size of turf areas and use of cool-season turf such as Fescue grasses, with exceptions for specified uses (e.g., recreation playing fields, golf courses, and parks);
 - Establishing water budgets and penalties for exceeding them;
 - Requiring automatic irrigation systems and schedules, including controllers that incorporate weather-based or other self-adjusting technology;
 - Promoting the use of recycled water; and
 - Minimizing overspray and runoff.
- *PSCU-P-59*: Require new developments to incorporate floodwater detention basins into project designs where consistent with the Stormwater Master Plan and the Groundwater Recharge Plan.
- *PSCU-P-60*: Control urban and stormwater runoff and point and non-point discharge of pollutants. As part of the City’s Stormwater Management Program, adopt and implement a Stormwater Management Ordinance to minimize stormwater runoff rates and volumes,

control water pollution, and maximize groundwater recharge. New development will be required to include Low Impact Development features that reduce impermeable surface areas and increase infiltration. Such features may include, but are not limited to:

- Canopy trees or shrubs to absorb rainwater;
- Grading that lengthens flow paths over permeable surfaces and increases runoff travel time to reduce the peak hour flow rate;
- Partially removing curbs and gutters from parking areas where appropriate to allow stormwater sheet flow into vegetated areas;
- Use of permeable paving in parking lots and other areas characterized by significant impervious surfaces;
- On-site stormwater detention, use of bioswales and bioretention basins to facilitate infiltration; and
- Integrated or subsurface water retention facilities to capture rainwater for use in landscape irrigation and other non-potable uses.

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 relation of which could cause significant environmental effects?

Less than Significant Impact: The proposed project would result in new water services. However, the proposed site has no change of use proposal. Visalia’s current system for water and wastewater has the capacity to manage the projected growth expected in the General Plan. To compensate for these services, new development will be required to pay impact fees. It is not anticipated that implementation of the proposed project would result in increased demand for any utility services beyond the planned conditions. There is *a less than significant impact*.

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

Less than Significant Impact: Cal Water will provide water services. The City’s water supply source is comprised of 75 operational groundwater wells. The system currently has the capacity to pump 100,829 acre-feet per year (afy), all from groundwater. This will be able to supply a growing population, as in 2010, 31,762 AF was needed. By 2030, the city is expected to use 43,002 afy. Using average per-person water use in Visalia (183 gallons; 2020 Urban Water Management Plan) and the average household size in Visalia (3.05 persons; US Census Bureau), water demand for the proposed 178-unit residential development is estimated to be approximately 99,351 gallons of water daily, or about 111-acre feet per year. With the system capacity at 100,829 afy, there will be enough water supply for the proposed project. The project does not propose any new or expanded uses against the Visalia General Plan. The available

water supply is expected to supply the projected population. In 2030, the projected demand is expected to 35,276 AF of groundwater, in 2035, there is expected to be 38,310 AF of groundwater, and in 2040 there is expected to be 41,258 AF of groundwater. To compensate for these services, new development will be required to pay impact fees for new water services, along with the reduced water use implementations from the polices set forth in the Visalia General Plan. Therefore, the impact is *less than significant*.

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

Less than Significant Impact: The Wastewater Treatment Facility (WWTF) provides municipal sewerage services to 96,000 residents in the city of Visalia. The WWTF has a design capacity of 22 million gallons per day (mgd) and currently treats a daily average flow of about 13 mgd. On average, wastewater in Visalia is generated at a rate of approximately 92 gallons per capita per day. With a proposed project population of 543 persons, the overall project projection would be 49,956 gallons per day. Therefore, the Project would generate approximately 0.05 MGD. From the Appendix F calculations, the project expects a total flow of 34,880 GPD. The WWTF has adequate capacity to serve the Project in addition to its existing commitments. The Project will have a *less than significant impact* on wastewater capacity.

d) Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

No Impact: The project does not propose any new or expanded uses and is therefore not anticipated to result in increased generation of solid waste beyond existing conditions. Additionally, the disposal sites are at less than half capacity. Because the City's existing infrastructure has the capacity to accommodate the solid waste currently planned in the General Plan for expanded population, it can be inferred that the existing solid waste infrastructure has adequate capacity to serve the proposed project. The project would not generate solid waste more than State or Local Standards and there is *no impact*.

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

No Impact: This proposed project conforms to all applicable statutes and regulations related to solid waste disposal. The proposed project 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, the proposed project would have *no impact* on solid waste regulations.

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 checked="" type="checkbox"/>	<input 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"/>

Environmental Setting

There are no State Responsibility Areas (SRAs) within the vicinity of the project site, and the project site is not categorized as a “Very High” Fire Hazard Severity Zone (FHSZ) by CalFire. This CEQA topic only applies to areas within an SRA or a Very High FHSZ.

Regulatory Setting

Fire Hazard Severity Zones: geographical areas designated pursuant to California Public Resources Codes Sections 4201 through 4204 and classified as Very High, High, or Moderate in State Responsibility Areas or as Local Agency Very High Fire Hazard Severity Zones designated pursuant to California Government Code, Sections 51175 through 51189.

Discussion

a) Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?

No Impact: The project would not substantially impair an adopted emergency response plan or emergency evacuation plan. The Visalia Fire Department will review the project to ensure the project does not impair emergency response or emergency evacuation. Additionally, the proposed project site is not located within an SRA or a Very High FHSZ. There is *no impact*.

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

No Impact: The project is located on a flat area of agricultural and urban land which is considered to be at little risk of fire. Additionally, the proposed project site is not located within an SRA or a Very High FHSZ. There is *no impact*.

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

Less than Significant Impact: The construction of the project involves adding new local residential streets, and new and relocated utilities. Utilities such as emergency water sources and power lines would be included as part of the proposed development, however all improvements would be subject to City standards and Fire Chief approval. The proposed project would not exacerbate fire risk and the impact would be *less than significant*.

- d) Would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire instability, or drainage changes?**

No Impact: The project site is not located in an area designated as a Fire Hazard Severity Zone and lands associated with the Project site are relatively flat. Therefore, the project would not be susceptible to downslope or downstream flooding or landslides as a result of post-fire instability or drainage changes. There is *no impact*.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a) Does the project have the potential 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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?**

Less than Significant Impact with Mitigation: This initial study/mitigated negative declaration found the project would have less than significant impacts on biological resources, and mitigation would be required for hydrology and water quality, historical, and Tribal cultural resources. 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)?**

Less than Significant Impact: CEQA Guidelines Section 15064(h) states that a Lead Agency shall consider whether the cumulative impact of a project is significant and whether the effects of the project are cumulatively considerable. The assessment of the significance of the cumulative effects of a project must, therefore, be conducted in connection with the effects of past projects, other current projects, and probable future projects. Due to the nature of the project and consistency with environmental policies, incremental contributions to impacts are considered less than cumulatively considerable. The proposed project would not contribute substantially to adverse cumulative conditions, or create any substantial indirect impacts (i.e., increase in population could lead to an increased need for housing, increase in traffic, air pollutants, etc). Impacts would be *less than significant*.

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

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

3.6 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 Barr-Wood Subdivision Project in the City of Visalia.

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

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

Mitigation Measure	Responsible Party for Implementation	Implementation Timing	Responsible Party for Monitoring	Verification
<p>Mitigation Measure AG-1: Prior to the issuance of grading or building permits, the Project proponent shall mitigate impacts for loss of up to 32.61 acres of Prime Farmland and Farmland of Statewide Importance on the Project site at a 1:1 ratio. The amount of land requiring mitigation shall correspond to the amount of land associated with the issuance of the grading or building permit, or for residential land associated with a subdivision map, the amount of land associated with the subdivision map.</p> <p>The Project proponent shall implement one or more of the following measures to mitigate the</p>	<p>Project Applicant</p>	<p>Prior to the Start of Construction</p>	<p>Contractor/ Lead Agency</p>	

Mitigation Measure	Responsible Party for Implementation	Implementation Timing	Responsible Party for Monitoring	Verification
<p>loss: Payment of in-lieu fees, mitigation banks, fee title acquisition, and/or conservation easements, on land(s) within the Southern San Joaquin Valley of California, specifically within Kern County, Tulare County, Kings County, Fresno County, or Madera County. The City shall require, at a minimum: evidence that the preserved land has adequate water supply, agricultural zoning, evidence of land encumbrance documentation, documentation that the easement/regulations are permanent and monitored, and documentation that the mitigation strategy is appropriately endowed.</p> <p>This mitigation shall be verified by the City prior to issuance of grading or building permits.</p>				
<p>Mitigation Measure BIO-1a: Nesting Bird, Roosting Bat, San Joaquin Kit Fox Den Survey</p> <p>If project-related activities are scheduled between February 1 to August 31 (the typical nesting season), a focused survey for nests, roosts, burrows or dens shall be conducted by a Designated Biologist within fourteen (14) calendar days prior to the beginning of Project-related activities. The Designated Biologist shall survey a minimum radius of 500-feet for Migratory Bird Treaty Act birds around the Project Area and for sign of roosting bats. If no</p>	Project Applicant	Prior to the Start of Construction	Contractor/ Lead Agency	

Mitigation Measure	Responsible Party for Implementation	Implementation Timing	Responsible Party for Monitoring	Verification
<p>active nests, roosts, burrows or dens are found, project activities may proceed as scheduled.</p>				
<p>Mitigation Measure BIO-1b: Active Nests or Roosts or Burrows or Dens If an active nest, roost or burrow or den is located, then active nests, roosts or burrows or dens shall be avoided, and a no-disturbance or destruction buffer shall be determined and established by a Designated Biologist. The buffer shall be kept in place until after the breeding nesting season or the Designated Biologist confirms the young have fledged, are foraging independently, and the nest or burrow is no longer active for the season. The extent of these buffers shall be determined by the Designated Biologist and will depend on the species present, the level of noise or construction disturbance, line of sight between the nest and the disturbance, ambient levels of noise and other disturbances, and other topographical or artificial barriers.</p> <p>If an active San Joaquin kit fox den is located, then consultation with the USFWS would be required in order to document this federally listed species presence in the Project Area.</p>	<p>Project Applicant</p>	<p>Prior to the Start of Construction and ongoing</p>	<p>Contractor/ Lead Agency</p>	

Mitigation Measure	Responsible Party for Implementation	Implementation Timing	Responsible Party for Monitoring	Verification
<p>Mitigation Measure CUL-1: If previously unknown resources are encountered before or during grading activities, construction shall stop in the immediate vicinity of the find and a qualified historical resources specialist shall be consulted to determine whether the resource requires further study. The qualified historical resources specialist shall make recommendations to the City on the measures that shall be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines and the City’s Historic Preservation Ordinance.</p> <p>If the resources are determined to be unique historical resources as defined under Section 15064.5 of the CEQA Guidelines, measures shall be identified by the monitor and recommended to the Lead Agency. Appropriate measures for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds. No further grading shall occur in the area of the discovery until the Lead Agency approves the measures to protect these resources. Any historical artifacts recovered as a result of mitigation</p>	<p>Project Applicant</p>	<p>Ongoing during construction</p>	<p>Contractor/ Lead Agency</p>	

Mitigation Measure	Responsible Party for Implementation	Implementation Timing	Responsible Party for Monitoring	Verification
<p>shall be provided to a City-approved institution or person who is capable of providing long-term preservation to allow future scientific study.</p>				
<p>Mitigation Measure CUL-2: In the event that human remains are unearthed during excavation and grading activities of any future development project, all activity shall cease immediately. Pursuant to Health and Safety Code (HSC) Section 7050.5, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to PRC Section 5097.98(a). If the remains are determined to be of Native American descent, the coroner shall within 24 hours notify the Native American Heritage Commission (NAHC). The NAHC shall then contact the most likely descendent of the deceased Native American, who shall then serve as the consultant on how to proceed with the remains. Pursuant to PRC Section 5097.98(b), upon the discovery of Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located is not damaged or disturbed by further development activity until the landowner has</p>	<p>Project Applicant</p>	<p>Ongoing during construction</p>	<p>Contractor/ Lead Agency</p>	

Mitigation Measure	Responsible Party for Implementation	Implementation Timing	Responsible Party for Monitoring	Verification
discussed and conferred with the most likely descendants regarding their recommendations, if applicable, taking into account the possibility of multiple human remains. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment.				
<p>Mitigation Measure HYD-1: Prior to the issuance of any construction/grading permit and/or the commencement of any clearing, grading, or excavation, the Applicant shall submit a Notice of Intent (NOI) for discharge from the Project site to the California SWRCB Storm Water Permit Unit.</p> <ul style="list-style-type: none"> • Prior to issuance of grading permits for Phase 1 the Applicant shall submit a copy of the NOI to the City. • The City shall review noticing documentation prior to approval of the grading permit. City monitoring staff will inspect the site during construction for compliance. 	Project Applicant	Prior to the Start of Construction	Contractor/ Lead Agency	
<p>Mitigation Measure HYD-2: The Applicant shall require the building contractor to prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City 45 days</p>	Project Applicant	Prior to the Start of Construction	Contractor/ Lead Agency	

Mitigation Measure	Responsible Party for Implementation	Implementation Timing	Responsible Party for Monitoring	Verification
<p>prior to the start of work for approval. The contractor is responsible for understanding the State General Permit and instituting the SWPPP during construction. A SWPPP for site construction shall be developed prior to the initiation of grading and implemented for all construction activity on the Project site in excess of one (1) acre, or where the area of disturbance is less than one acre but is part of the Project’s plan of development that in total disturbs one or more acres. The SWPPP shall identify potential pollutant sources that may affect the quality of discharges to storm water and shall include specific BMPs to control the discharge of material from the site. The following BMP methods shall include, but would not be limited to:</p> <ul style="list-style-type: none"> • Dust control measures will be implemented to ensure success of all onsite activities to control fugitive dust; • A routine monitoring plan will be implemented to ensure success of all onsite erosion and sedimentation control measures; • Provisional detention basins, straw bales, erosion control blankets, mulching, silt 				

Mitigation Measure	Responsible Party for Implementation	Implementation Timing	Responsible Party for Monitoring	Verification
<p>fencing, sand bagging, and soil stabilizers will be used;</p> <ul style="list-style-type: none"> • Soil stockpiles and graded slopes will be covered after two weeks of inactivity and 24 hours prior to and during extreme weather conditions and, • BMPs will be strictly followed to prevent spills and discharges of pollutants onsite, such as material storage, trash disposal, construction entrances, etc. 				
<p>Mitigation Measure HYD-3: A Development Maintenance Manual for the Project shall include comprehensive procedures for maintenance and operations of any stormwater facilities to ensure long-term operation and maintenance of post-construction stormwater controls. The maintenance manual shall require that stormwater BMP devices be inspected, cleaned, and maintained in accordance with the manufacturer's maintenance conditions. The manual shall require that devices be cleaned prior to the onset of the rainy season (i.e., mid-October) and immediately after the end of the rainy season (i.e., mid-May). The manual shall also require that all devices be checked after major storm events. The</p>	Project Applicant	Prior to the Start of Construction	Contractor/ Lead Agency	

Mitigation Measure	Responsible Party for Implementation	Implementation Timing	Responsible Party for Monitoring	Verification
<p>Development Maintenance Manual shall include the following:</p> <ul style="list-style-type: none"> • Runoff shall be directed away from trash and loading dock areas; • Bins shall be lined or otherwise constructed to reduce leaking of liquid wastes; • Trash and loading dock areas shall be screened or walled to minimize offsite transport of trash; and, <p>Impervious berms, trench catch basin, drop inlets, or overflow containment structures nearby docks and trash areas shall be installed to minimize the potential for leaks, spills, or wash down water to enter the drainage system.</p>				

3.7 Supporting Information and Sources

1. AB 3098 List
2. EMFAC2014
3. Tulare County General Plan
4. City of Visalia General Plan
5. City of Visalia General Plan MEIR
6. City of Visalia Greenhouse Gas Reduction Plan
7. City of Visalia Zoning Ordinance
8. Engineering Standards, City of Visalia
9. SJVAPCD Regulations and Guidelines
10. FEMA Flood Maps
11. California Air Resources Board's (CARB's) Air Quality and Land Use Handbook
12. 2024 California Environmental Quality Act CEQA Guidelines
13. California Building Code
14. California Stormwater Pollution Prevention Program (SWPPP)
15. "Construction Noise Handbook." U.S. Department of Transportation/Federal Highway Administration.
16. Government Code Section 65962.5
17. California Environmental Protection Agency (CEPA) San Joaquin Valley Air Pollution Control District Mitigation Measures (<http://www.valleyair.org/transportation/Mitigation-Measures.pdf>)
18. Southern California Edison 2022 Power Content Label
19. Transit Noise and Vibration Impact Assessment, Federal Transit Administration, September 2018.
20. 2020 U.S. Census
21. California Department of Transportation Scenic Roadways
22. EPA, Intergovernmental Panel on Climate Change
23. 2020 Cal Water Urban Water Management Plan (UWMP) – Visalia District
24. State of California Governor's Office of Planning and Research
25. Phase I Cultural Resource Assessment – Soar Environmental Consulting

Section 4

List of Preparers



City of Visalia
 315 E Acequia Ave
 Visalia, CA 93291

SECTION 4
List of Preparers

Project Title: Cameron Ranch Estates

List of Preparers

4-Creeks Inc.

- Molly Baumeister, AICP
- Ellie Krantz, Associate Planner
- Emileo Padilla Chavez, Planning Intern

Persons and Agencies Consulted

The following individuals and agencies contributed to this Initial Study/Mitigated Negative Declaration:

City of Visalia

- Paul Bernal, Planning & Community Preservation Director

SOAR Environmental Consulting

- Heather Froshour, M.A., R.P.A., Senior Archaeologist
- Kevin R Rowland, M.A., Archaeologist/Historian

Appendix A

Projected Emissions from CalEEMod

Cameron Ranch Estates - Tulare County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

**Cameron Ranch Estates
Tulare County, Annual**

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Single Family Housing	178.00	Dwelling Unit	30.52	320,400.00	509
Other Asphalt Surfaces	13.08	Acre	13.08	569,764.80	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	51
Climate Zone	7			Operational Year	2029
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	390.98	CH4 Intensity (lb/MWhr)	0.033	N2O Intensity (lb/MWhr)	0.004

1.3 User Entered Comments & Non-Default Data

- Project Characteristics -
- Land Use - Lot Acreage based on site plan
- Construction Phase -
- Mobile Land Use Mitigation -
- Area Mitigation -
- Energy Mitigation -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	PhaseEndDate	8/5/2025	5/27/2025
tblConstructionPhase	PhaseEndDate	4/22/2025	2/11/2025
tblConstructionPhase	PhaseStartDate	4/23/2025	2/12/2025

Cameron Ranch Estates - Tulare County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

tblConstructionPhase	PhaseStartDate	3/12/2025	1/1/2025
tblLandUse	LotAcreage	57.79	30.52
tblWoodstoves	NumberCatalytic	30.52	0.00
tblWoodstoves	NumberNoncatalytic	30.52	0.00

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2025	0.2752	2.3860	2.5784	6.5900e-003	0.8153	0.0890	0.9043	0.3361	0.0825	0.4186	0.0000	589.9264	589.9264	0.1147	0.0197	598.6685
2026	0.3020	2.3455	3.1328	8.7900e-003	0.4116	0.0744	0.4860	0.1117	0.0701	0.1817	0.0000	797.9954	797.9954	0.0786	0.0468	813.9060
2027	0.2940	2.3338	3.0742	8.6600e-003	0.4116	0.0743	0.4859	0.1117	0.0699	0.1816	0.0000	785.8433	785.8433	0.0780	0.0455	801.3640
2028	3.3011	1.2679	1.7883	4.5000e-003	0.1933	0.0448	0.2381	0.0524	0.0420	0.0944	0.0000	405.7359	405.7359	0.0517	0.0194	412.7941
Maximum	3.3011	2.3860	3.1328	8.7900e-003	0.8153	0.0890	0.9043	0.3361	0.0825	0.4186	0.0000	797.9954	797.9954	0.1147	0.0468	813.9060

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

2.1 Overall Construction

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2025	0.2752	2.3860	2.5784	6.5900e-003	0.8153	0.0890	0.9043	0.3361	0.0825	0.4186	0.0000	589.9259	589.9259	0.1147	0.0197	598.6680
2026	0.3020	2.3455	3.1328	8.7900e-003	0.4116	0.0744	0.4860	0.1117	0.0701	0.1817	0.0000	797.9951	797.9951	0.0786	0.0468	813.9056
2027	0.2940	2.3338	3.0742	8.6600e-003	0.4116	0.0743	0.4859	0.1117	0.0699	0.1816	0.0000	785.8429	785.8429	0.0780	0.0455	801.3636
2028	3.3011	1.2679	1.7883	4.5000e-003	0.1933	0.0448	0.2381	0.0524	0.0420	0.0944	0.0000	405.7357	405.7357	0.0517	0.0194	412.7939
Maximum	3.3011	2.3860	3.1328	8.7900e-003	0.8153	0.0890	0.9043	0.3361	0.0825	0.4186	0.0000	797.9951	797.9951	0.1147	0.0468	813.9056

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

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	1-1-2025	3-31-2025	0.9475	0.9475
2	4-1-2025	6-30-2025	0.6300	0.6300
3	7-1-2025	9-30-2025	0.4069	0.4069
4	10-1-2025	12-31-2025	0.6784	0.6784
5	1-1-2026	3-31-2026	0.6581	0.6581
6	4-1-2026	6-30-2026	0.6556	0.6556
7	7-1-2026	9-30-2026	0.6628	0.6628
8	10-1-2026	12-31-2026	0.6728	388 0.6728

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9	1-1-2027	3-31-2027	0.6531	0.6531
10	4-1-2027	6-30-2027	0.6505	0.6505
11	7-1-2027	9-30-2027	0.6577	0.6577
12	10-1-2027	12-31-2027	0.6676	0.6676
13	1-1-2028	3-31-2028	0.6561	0.6561
14	4-1-2028	6-30-2028	0.5631	0.5631
15	7-1-2028	9-30-2028	1.7978	1.7978
		Highest	1.7978	1.7978

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.6482	0.0818	1.3489	4.9000e-004		0.0127	0.0127		0.0127	0.0127	0.0000	79.2701	79.2701	3.5500e-003	1.4100e-003	79.7800
Energy	0.0228	0.1949	0.0829	1.2400e-003		0.0158	0.0158		0.0158	0.0158	0.0000	476.3320	476.3320	0.0255	6.7000e-003	478.9662
Mobile	0.6566	1.0257	6.1735	0.0151	1.7451	0.0119	1.7570	0.4667	0.0112	0.4779	0.0000	1,393.6773	1,393.6773	0.0696	0.0723	1,416.9555
Waste						0.0000	0.0000		0.0000	0.0000	37.1961	0.0000	37.1961	2.1982	0.0000	92.1517
Water						0.0000	0.0000		0.0000	0.0000	3.6793	15.6673	19.3467	0.3792	9.0800e-003	31.5341
Total	2.3276	1.3024	7.6053	0.0168	1.7451	0.0404	1.7855	0.4667	0.0397	0.5064	40.8754	1,964.9468	2,005.8222	2.6760	0.0895	2,099.3876

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.6482	0.0818	1.3489	4.9000e-004		0.0127	0.0127		0.0127	0.0127	0.0000	79.2701	79.2701	3.5500e-003	1.4100e-003	79.7800
Energy	0.0228	0.1949	0.0829	1.2400e-003		0.0158	0.0158		0.0158	0.0158	0.0000	476.3320	476.3320	0.0255	6.7000e-003	478.9662
Mobile	0.6371	0.9702	5.8464	0.0141	1.6246	0.0112	1.6358	0.4345	0.0105	0.4450	0.0000	1,300.3415	1,300.3415	0.0666	0.0683	1,322.3640
Waste						0.0000	0.0000		0.0000	0.0000	37.1961	0.0000	37.1961	2.1982	0.0000	92.1517
Water						0.0000	0.0000		0.0000	0.0000	3.6793	15.6673	19.3467	0.3792	9.0800e-003	31.5341
Total	2.3082	1.2469	7.2782	0.0158	1.6246	0.0397	1.6643	0.4345	0.0390	0.4735	40.8754	1,871.6110	1,912.4863	2.6730	0.0855	2,004.7960

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.84	4.26	4.30	6.01	6.90	1.86	6.79	6.90	1.79	6.50	0.00	4.75	4.65	0.11	4.43	4.51

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	1/1/2025	2/11/2025	5	30	
2	Grading	Grading	2/12/2025	5/27/2025	5	75	
3	Building Construction	Building Construction	8/6/2025	6/6/2028	390	740	

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4	Paving	Paving	6/7/2028	8/22/2028	5	55
5	Architectural Coating	Architectural Coating	8/23/2028	11/7/2028	5	55

Acres of Grading (Site Preparation Phase): 45

Acres of Grading (Grading Phase): 225

Acres of Paving: 13.08

Residential Indoor: 648,810; Residential Outdoor: 216,270; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 34,186 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Building Construction	Cranes	1	7.00	231	0.29
Grading	Excavators	2	8.00	158	0.38
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Grading	Graders	1	8.00	187	0.41
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45

Trips and VMT

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	303.00	112.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	61.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Site Preparation - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.2949	0.0000	0.2949	0.1515	0.0000	0.1515	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0371	0.3785	0.2687	5.7000e-004		0.0163	0.0163		0.0150	0.0150	0.0000	50.2005	50.2005	0.0162	0.0000	50.6064
Total	0.0371	0.3785	0.2687	5.7000e-004	0.2949	0.0163	0.3112	0.1515	0.0150	0.1665	0.0000	50.2005	50.2005	0.0162	0.0000	50.6064

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.2 Site Preparation - 2025

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	8.0000e-004	5.1000e-004	6.2000e-003	2.0000e-005	2.1500e-003	1.0000e-005	2.1600e-003	5.7000e-004	1.0000e-005	5.8000e-004	0.0000	1.5937	1.5937	5.0000e-005	5.0000e-005	1.6089
Total	8.0000e-004	5.1000e-004	6.2000e-003	2.0000e-005	2.1500e-003	1.0000e-005	2.1600e-003	5.7000e-004	1.0000e-005	5.8000e-004	0.0000	1.5937	1.5937	5.0000e-005	5.0000e-005	1.6089

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.2949	0.0000	0.2949	0.1515	0.0000	0.1515	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0371	0.3785	0.2687	5.7000e-004		0.0163	0.0163		0.0150	0.0150	0.0000	50.2004	50.2004	0.0162	0.0000	50.6063
Total	0.0371	0.3785	0.2687	5.7000e-004	0.2949	0.0163	0.3112	0.1515	0.0150	0.1665	0.0000	50.2004	50.2004	0.0162	0.0000	50.6063

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3.2 Site Preparation - 2025

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	8.0000e-004	5.1000e-004	6.2000e-003	2.0000e-005	2.1500e-003	1.0000e-005	2.1600e-003	5.7000e-004	1.0000e-005	5.8000e-004	0.0000	1.5937	1.5937	5.0000e-005	5.0000e-005	1.6089
Total	8.0000e-004	5.1000e-004	6.2000e-003	2.0000e-005	2.1500e-003	1.0000e-005	2.1600e-003	5.7000e-004	1.0000e-005	5.8000e-004	0.0000	1.5937	1.5937	5.0000e-005	5.0000e-005	1.6089

3.3 Grading - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.3451	0.0000	0.3451	0.1370	0.0000	0.1370	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.1088	1.0479	0.9874	2.3300e-003		0.0424	0.0424		0.0390	0.0390	0.0000	204.3983	204.3983	0.0661	0.0000	206.0510
Total	0.1088	1.0479	0.9874	2.3300e-003	0.3451	0.0424	0.3875	0.1370	0.0390	0.1760	0.0000	204.3983	204.3983	0.0661	0.0000	206.0510

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3.3 Grading - 2025

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.2100e-003	1.4300e-003	0.0172	5.0000e-005	5.9700e-003	3.0000e-005	6.0000e-003	1.5900e-003	3.0000e-005	1.6100e-003	0.0000	4.4270	4.4270	1.3000e-004	1.3000e-004	4.4692
Total	2.2100e-003	1.4300e-003	0.0172	5.0000e-005	5.9700e-003	3.0000e-005	6.0000e-003	1.5900e-003	3.0000e-005	1.6100e-003	0.0000	4.4270	4.4270	1.3000e-004	1.3000e-004	4.4692

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.3451	0.0000	0.3451	0.1370	0.0000	0.1370	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.1088	1.0479	0.9874	2.3300e-003		0.0424	0.0424		0.0390	0.0390	0.0000	204.3981	204.3981	0.0661	0.0000	206.0507
Total	0.1088	1.0479	0.9874	2.3300e-003	0.3451	0.0424	0.3875	0.1370	0.0390	0.1760	0.0000	204.3981	204.3981	0.0661	0.0000	206.0507

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3.3 Grading - 2025

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.2100e-003	1.4300e-003	0.0172	5.0000e-005	5.9700e-003	3.0000e-005	6.0000e-003	1.5900e-003	3.0000e-005	1.6100e-003	0.0000	4.4270	4.4270	1.3000e-004	1.3000e-004	4.4692
Total	2.2100e-003	1.4300e-003	0.0172	5.0000e-005	5.9700e-003	3.0000e-005	6.0000e-003	1.5900e-003	3.0000e-005	1.6100e-003	0.0000	4.4270	4.4270	1.3000e-004	1.3000e-004	4.4692

3.4 Building Construction - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0725	0.6609	0.8525	1.4300e-003		0.0280	0.0280		0.0263	0.0263	0.0000	122.9173	122.9173	0.0289	0.0000	123.6397
Total	0.0725	0.6609	0.8525	1.4300e-003		0.0280	0.0280		0.0263	0.0263	0.0000	122.9173	122.9173	0.0289	0.0000	123.6397

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3.4 Building Construction - 2025

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	6.3600e-003	0.2663	0.0774	1.1600e-003	0.0393	1.7200e-003	0.0410	0.0113	1.6500e-003	0.0130	0.0000	111.5987	111.5987	5.0000e-004	0.0167	116.5999
Worker	0.0474	0.0306	0.3690	1.0300e-003	0.1279	5.9000e-004	0.1285	0.0340	5.4000e-004	0.0346	0.0000	94.7908	94.7908	2.8100e-003	2.7900e-003	95.6935
Total	0.0538	0.2968	0.4464	2.1900e-003	0.1672	2.3100e-003	0.1695	0.0454	2.1900e-003	0.0475	0.0000	206.3896	206.3896	3.3100e-003	0.0195	212.2934

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0725	0.6609	0.8525	1.4300e-003		0.0280	0.0280		0.0263	0.0263	0.0000	122.9172	122.9172	0.0289	0.0000	123.6395
Total	0.0725	0.6609	0.8525	1.4300e-003		0.0280	0.0280		0.0263	0.0263	0.0000	122.9172	122.9172	0.0289	0.0000	123.6395

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.4 Building Construction - 2025

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	6.3600e-003	0.2663	0.0774	1.1600e-003	0.0393	1.7200e-003	0.0410	0.0113	1.6500e-003	0.0130	0.0000	111.5987	111.5987	5.0000e-004	0.0167	116.5999
Worker	0.0474	0.0306	0.3690	1.0300e-003	0.1279	5.9000e-004	0.1285	0.0340	5.4000e-004	0.0346	0.0000	94.7908	94.7908	2.8100e-003	2.7900e-003	95.6935
Total	0.0538	0.2968	0.4464	2.1900e-003	0.1672	2.3100e-003	0.1695	0.0454	2.1900e-003	0.0475	0.0000	206.3896	206.3896	3.3100e-003	0.0195	212.2934

3.4 Building Construction - 2026

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1785	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6549	302.6549	0.0711	0.0000	304.4335
Total	0.1785	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6549	302.6549	0.0711	0.0000	304.4335

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.4 Building Construction - 2026

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0153	0.6513	0.1874	2.8100e-003	0.0966	4.2100e-003	0.1009	0.0279	4.0300e-003	0.0320	0.0000	269.7200	269.7200	1.1900e-003	0.0404	281.7884
Worker	0.1082	0.0670	0.8464	2.4600e-003	0.3150	1.3700e-003	0.3163	0.0837	1.2600e-003	0.0850	0.0000	225.6205	225.6205	6.2300e-003	6.4000e-003	227.6841
Total	0.1235	0.7183	1.0338	5.2700e-003	0.4116	5.5800e-003	0.4172	0.1117	5.2900e-003	0.1170	0.0000	495.3405	495.3405	7.4200e-003	0.0468	509.4725

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1784	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6545	302.6545	0.0711	0.0000	304.4331
Total	0.1784	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6545	302.6545	0.0711	0.0000	304.4331

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.4 Building Construction - 2026

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0153	0.6513	0.1874	2.8100e-003	0.0966	4.2100e-003	0.1009	0.0279	4.0300e-003	0.0320	0.0000	269.7200	269.7200	1.1900e-003	0.0404	281.7884
Worker	0.1082	0.0670	0.8464	2.4600e-003	0.3150	1.3700e-003	0.3163	0.0837	1.2600e-003	0.0850	0.0000	225.6205	225.6205	6.2300e-003	6.4000e-003	227.6841
Total	0.1235	0.7183	1.0338	5.2700e-003	0.4116	5.5800e-003	0.4172	0.1117	5.2900e-003	0.1170	0.0000	495.3405	495.3405	7.4200e-003	0.0468	509.4725

3.4 Building Construction - 2027

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1785	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6549	302.6549	0.0711	0.0000	304.4335
Total	0.1785	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6549	302.6549	0.0711	0.0000	304.4335

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.4 Building Construction - 2027

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0150	0.6463	0.1848	2.7600e-003	0.0966	4.1800e-003	0.1008	0.0279	4.0000e-003	0.0319	0.0000	264.2814	264.2814	1.1500e-003	0.0395	276.0904
Worker	0.1005	0.0602	0.7903	2.3900e-003	0.3150	1.2900e-003	0.3163	0.0837	1.1800e-003	0.0849	0.0000	218.9070	218.9070	5.6600e-003	6.0100e-003	220.8401
Total	0.1156	0.7065	0.9751	5.1500e-003	0.4116	5.4700e-003	0.4171	0.1117	5.1800e-003	0.1169	0.0000	483.1884	483.1884	6.8100e-003	0.0455	496.9305

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1784	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6545	302.6545	0.0711	0.0000	304.4331
Total	0.1784	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6545	302.6545	0.0711	0.0000	304.4331

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.4 Building Construction - 2027

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0150	0.6463	0.1848	2.7600e-003	0.0966	4.1800e-003	0.1008	0.0279	4.0000e-003	0.0319	0.0000	264.2814	264.2814	1.1500e-003	0.0395	276.0904
Worker	0.1005	0.0602	0.7903	2.3900e-003	0.3150	1.2900e-003	0.3163	0.0837	1.1800e-003	0.0849	0.0000	218.9070	218.9070	5.6600e-003	6.0100e-003	220.8401
Total	0.1156	0.7065	0.9751	5.1500e-003	0.4116	5.4700e-003	0.4171	0.1117	5.1800e-003	0.1169	0.0000	483.1884	483.1884	6.8100e-003	0.0455	496.9305

3.4 Building Construction - 2028

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0766	0.6983	0.9007	1.5100e-003		0.0295	0.0295		0.0278	0.0278	0.0000	129.8749	129.8749	0.0305	0.0000	130.6381
Total	0.0766	0.6983	0.9007	1.5100e-003		0.0295	0.0295		0.0278	0.0278	0.0000	129.8749	129.8749	0.0305	0.0000	130.6381

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.4 Building Construction - 2028

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	6.3400e-003	0.2758	0.0784	1.1600e-003	0.0415	1.7800e-003	0.0433	0.0120	1.7000e-003	0.0137	0.0000	111.1853	111.1853	4.8000e-004	0.0166	116.1465
Worker	0.0402	0.0234	0.3192	1.0000e-003	0.1352	5.2000e-004	0.1357	0.0359	4.7000e-004	0.0364	0.0000	91.3495	91.3495	2.2200e-003	2.4400e-003	92.1321
Total	0.0465	0.2992	0.3976	2.1600e-003	0.1766	2.3000e-003	0.1789	0.0479	2.1700e-003	0.0501	0.0000	202.5348	202.5348	2.7000e-003	0.0191	208.2787

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0766	0.6983	0.9007	1.5100e-003		0.0295	0.0295		0.0278	0.0278	0.0000	129.8747	129.8747	0.0305	0.0000	130.6380
Total	0.0766	0.6983	0.9007	1.5100e-003		0.0295	0.0295		0.0278	0.0278	0.0000	129.8747	129.8747	0.0305	0.0000	130.6380

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.4 Building Construction - 2028

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	6.3400e-003	0.2758	0.0784	1.1600e-003	0.0415	1.7800e-003	0.0433	0.0120	1.7000e-003	0.0137	0.0000	111.1853	111.1853	4.8000e-004	0.0166	116.1465
Worker	0.0402	0.0234	0.3192	1.0000e-003	0.1352	5.2000e-004	0.1357	0.0359	4.7000e-004	0.0364	0.0000	91.3495	91.3495	2.2200e-003	2.4400e-003	92.1321
Total	0.0465	0.2992	0.3976	2.1600e-003	0.1766	2.3000e-003	0.1789	0.0479	2.1700e-003	0.0501	0.0000	202.5348	202.5348	2.7000e-003	0.0191	208.2787

3.5 Paving - 2028

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0252	0.2360	0.4009	6.3000e-004		0.0115	0.0115		0.0106	0.0106	0.0000	55.0530	55.0530	0.0178	0.0000	55.4981
Paving	0.0171					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0423	0.2360	0.4009	6.3000e-004		0.0115	0.0115		0.0106	0.0106	0.0000	55.0530	55.0530	0.0178	0.0000	55.4981

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Paving - 2028

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	9.8000e-004	5.7000e-004	7.7600e-003	2.0000e-005	3.2900e-003	1.0000e-005	3.3000e-003	8.7000e-004	1.0000e-005	8.9000e-004	0.0000	2.2208	2.2208	5.0000e-005	6.0000e-005	2.2398
Total	9.8000e-004	5.7000e-004	7.7600e-003	2.0000e-005	3.2900e-003	1.0000e-005	3.3000e-003	8.7000e-004	1.0000e-005	8.9000e-004	0.0000	2.2208	2.2208	5.0000e-005	6.0000e-005	2.2398

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0252	0.2360	0.4009	6.3000e-004		0.0115	0.0115		0.0106	0.0106	0.0000	55.0529	55.0529	0.0178	0.0000	55.4980
Paving	0.0171					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0423	0.2360	0.4009	6.3000e-004		0.0115	0.0115		0.0106	0.0106	0.0000	55.0529	55.0529	0.0178	0.0000	55.4980

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3.5 Paving - 2028

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	9.8000e-004	5.7000e-004	7.7600e-003	2.0000e-005	3.2900e-003	1.0000e-005	3.3000e-003	8.7000e-004	1.0000e-005	8.9000e-004	0.0000	2.2208	2.2208	5.0000e-005	6.0000e-005	2.2398
Total	9.8000e-004	5.7000e-004	7.7600e-003	2.0000e-005	3.2900e-003	1.0000e-005	3.3000e-003	8.7000e-004	1.0000e-005	8.9000e-004	0.0000	2.2208	2.2208	5.0000e-005	6.0000e-005	2.2398

3.6 Architectural Coating - 2028

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	3.1261					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.7000e-003	0.0315	0.0498	8.0000e-005		1.4200e-003	1.4200e-003		1.4200e-003	1.4200e-003	0.0000	7.0215	7.0215	3.8000e-004	0.0000	7.0310
Total	3.1308	0.0315	0.0498	8.0000e-005		1.4200e-003	1.4200e-003		1.4200e-003	1.4200e-003	0.0000	7.0215	7.0215	3.8000e-004	0.0000	7.0310

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3.6 Architectural Coating - 2028

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.9700e-003	2.3200e-003	0.0316	1.0000e-004	0.0134	5.0000e-005	0.0134	3.5500e-003	5.0000e-005	3.6000e-003	0.0000	9.0310	9.0310	2.2000e-004	2.4000e-004	9.1084
Total	3.9700e-003	2.3200e-003	0.0316	1.0000e-004	0.0134	5.0000e-005	0.0134	3.5500e-003	5.0000e-005	3.6000e-003	0.0000	9.0310	9.0310	2.2000e-004	2.4000e-004	9.1084

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	3.1261					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.7000e-003	0.0315	0.0498	8.0000e-005		1.4200e-003	1.4200e-003		1.4200e-003	1.4200e-003	0.0000	7.0214	7.0214	3.8000e-004	0.0000	7.0310
Total	3.1308	0.0315	0.0498	8.0000e-005		1.4200e-003	1.4200e-003		1.4200e-003	1.4200e-003	0.0000	7.0214	7.0214	3.8000e-004	0.0000	7.0310

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.6 Architectural Coating - 2028

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.9700e-003	2.3200e-003	0.0316	1.0000e-004	0.0134	5.0000e-005	0.0134	3.5500e-003	5.0000e-005	3.6000e-003	0.0000	9.0310	9.0310	2.2000e-004	2.4000e-004	9.1084
Total	3.9700e-003	2.3200e-003	0.0316	1.0000e-004	0.0134	5.0000e-005	0.0134	3.5500e-003	5.0000e-005	3.6000e-003	0.0000	9.0310	9.0310	2.2000e-004	2.4000e-004	9.1084

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Improve Destination Accessibility

Increase Transit Accessibility

Improve Pedestrian Network

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.6371	0.9702	5.8464	0.0141	1.6246	0.0112	1.6358	0.4345	0.0105	0.4450	0.0000	1,300.3415	1,300.3415	0.0666	0.0683	1,322.3640
Unmitigated	0.6566	1.0257	6.1735	0.0151	1.7451	0.0119	1.7570	0.4667	0.0112	0.4779	0.0000	1,393.6773	1,393.6773	0.0696	0.0723	1,416.9555

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Other Asphalt Surfaces	0.00	0.00	0.00		
Single Family Housing	1,680.32	1,698.12	1,521.90	4,679,751	4,356,848
Total	1,680.32	1,698.12	1,521.90	4,679,751	4,356,848

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Other Asphalt Surfaces	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0
Single Family Housing	10.80	7.30	7.50	38.40	22.60	39.00	86	11	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Other Asphalt Surfaces	0.543900	0.052074	0.169338	0.146948	0.025505	0.006806	0.012216	0.015911	0.000622	0.000466	0.021989	0.001307	0.002918
Single Family Housing	0.543900	0.052074	0.169338	0.146948	0.025505	0.006806	0.012216	0.015911	0.000622	0.000466	0.021989	0.001307	0.002918

5.0 Energy Detail

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	250.6129	250.6129	0.0212	2.5600e-003	251.9057
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	250.6129	250.6129	0.0212	2.5600e-003	251.9057
NaturalGas Mitigated	0.0228	0.1949	0.0829	1.2400e-003		0.0158	0.0158		0.0158	0.0158	0.0000	225.7192	225.7192	4.3300e-003	4.1400e-003	227.0605
NaturalGas Unmitigated	0.0228	0.1949	0.0829	1.2400e-003		0.0158	0.0158		0.0158	0.0158	0.0000	225.7192	225.7192	4.3300e-003	4.1400e-003	227.0605

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Single Family Housing	4.22982e+006	0.0228	0.1949	0.0829	1.2400e-003		0.0158	0.0158		0.0158	0.0158	0.0000	225.7192	225.7192	4.3300e-003	4.1400e-003	227.0605
Total		0.0228	0.1949	0.0829	1.2400e-003		0.0158	0.0158		0.0158	0.0158	0.0000	225.7192	225.7192	4.3300e-003	4.1400e-003	227.0605

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Single Family Housing	4.22982e+006	0.0228	0.1949	0.0829	1.2400e-003		0.0158	0.0158		0.0158	0.0158	0.0000	225.7192	225.7192	4.3300e-003	4.1400e-003	227.0605
Total		0.0228	0.1949	0.0829	1.2400e-003		0.0158	0.0158		0.0158	0.0158	0.0000	225.7192	225.7192	4.3300e-003	4.1400e-003	227.0605

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Single Family Housing	1.41313e+006	250.6129	0.0212	2.5600e-003	251.9057
Total		250.6129	0.0212	2.5600e-003	251.9057

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Single Family Housing	1.41313e+006	250.6129	0.0212	2.5600e-003	251.9057
Total		250.6129	0.0212	2.5600e-003	251.9057

6.0 Area Detail

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	1.6482	0.0818	1.3489	4.9000e-004		0.0127	0.0127		0.0127	0.0127	0.0000	79.2701	79.2701	3.5500e-003	1.4100e-003	79.7800
Unmitigated	1.6482	0.0818	1.3489	4.9000e-004		0.0127	0.0127		0.0127	0.0127	0.0000	79.2701	79.2701	3.5500e-003	1.4100e-003	79.7800

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.3126					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.2882					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	7.7900e-003	0.0666	0.0283	4.3000e-004		5.3800e-003	5.3800e-003		5.3800e-003	5.3800e-003	0.0000	77.1109	77.1109	1.4800e-003	1.4100e-003	77.5692
Landscaping	0.0397	0.0152	1.3205	7.0000e-005		7.3300e-003	7.3300e-003		7.3300e-003	7.3300e-003	0.0000	2.1592	2.1592	2.0700e-003	0.0000	2.2109
Total	1.6482	0.0818	1.3489	5.0000e-004		0.0127	0.0127		0.0127	0.0127	0.0000	79.2701	79.2701	3.5500e-003	1.4100e-003	79.7800

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.3126					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.2882					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	7.7900e-003	0.0666	0.0283	4.3000e-004		5.3800e-003	5.3800e-003		5.3800e-003	5.3800e-003	0.0000	77.1109	77.1109	1.4800e-003	1.4100e-003	77.5692
Landscaping	0.0397	0.0152	1.3205	7.0000e-005		7.3300e-003	7.3300e-003		7.3300e-003	7.3300e-003	0.0000	2.1592	2.1592	2.0700e-003	0.0000	2.2109
Total	1.6482	0.0818	1.3489	5.0000e-004		0.0127	0.0127		0.0127	0.0127	0.0000	79.2701	79.2701	3.5500e-003	1.4100e-003	79.7800

7.0 Water Detail

7.1 Mitigation Measures Water

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	19.3467	0.3792	9.0800e-003	31.5341
Unmitigated	19.3467	0.3792	9.0800e-003	31.5341

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Other Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Single Family Housing	11.5974 / 7.31141	19.3467	0.3792	9.0800e-003	31.5341
Total		19.3467	0.3792	9.0800e-003	31.5341

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Other Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Single Family Housing	11.5974 / 7.31141	19.3467	0.3792	9.0800e-003	31.5341
Total		19.3467	0.3792	9.0800e-003	31.5341

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	37.1961	2.1982	0.0000	92.1517
Unmitigated	37.1961	2.1982	0.0000	92.1517

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Single Family Housing	183.24	37.1961	2.1982	0.0000	92.1517
Total		37.1961	2.1982	0.0000	92.1517

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Single Family Housing	183.24	37.1961	2.1982	0.0000	92.1517
Total		37.1961	2.1982	0.0000	92.1517

9.0 Operational Offroad

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

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

Fire Pumps and Emergency Generators

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

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

Appendix B

2005 BAU from CalEEMod

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

**Cameron Ranch Estates
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1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Other Asphalt Surfaces	13.08	Acre	13.08	569,764.80	0
Single Family Housing	178.00	Dwelling Unit	30.52	320,400.00	509

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	51
Climate Zone	7			Operational Year	2010
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	390.98	CH4 Intensity (lb/MWhr)	0.033	N2O Intensity (lb/MWhr)	0.004

1.3 User Entered Comments & Non-Default Data

- Project Characteristics -
- Land Use - Lot Acreage based on site plan
- Construction Phase -
- Mobile Land Use Mitigation -
- Area Mitigation -
- Energy Mitigation -

Table Name	Column Name	Default Value	New Value
tblLandUse	LotAcreage	57.79	30.52
tblWoodstoves	NumberCatalytic	30.52	0.00
tblWoodstoves	NumberNoncatalytic	30.52	0.00

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2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2005	1.8556	11.0662	9.0340	0.0775	0.8925	0.6299	1.5224	0.3570	0.6254	0.9825	0.0000	938.6915	938.6915	0.1418	0.0593	959.8929
2006	2.0900	10.2882	11.2870	0.0754	0.4100	0.6184	1.0284	0.1112	0.6109	0.7222	0.0000	1,047.0949	1,047.0949	0.1546	0.0975	1,080.0092
2007	2.0981	10.3277	11.3304	0.0757	0.4116	0.6207	1.0323	0.1117	0.6133	0.7249	0.0000	1,051.1222	1,051.1222	0.1552	0.0979	1,084.1631
2008	5.8790	3.8429	3.7036	0.0270	0.1176	0.2358	0.3533	0.0318	0.2339	0.2657	0.0000	349.6240	349.6240	0.0557	0.0263	358.8596
Maximum	5.8790	11.0662	11.3304	0.0775	0.8925	0.6299	1.5224	0.3570	0.6254	0.9825	0.0000	1,051.1222	1,051.1222	0.1552	0.0979	1,084.1631

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2.1 Overall Construction

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2005	1.8556	11.0662	9.0340	0.0775	0.8925	0.6299	1.5224	0.3570	0.6254	0.9825	0.0000	938.6909	938.6909	0.1418	0.0593	959.8923
2006	2.0900	10.2882	11.2870	0.0754	0.4100	0.6184	1.0284	0.1112	0.6109	0.7222	0.0000	1,047.0945	1,047.0945	0.1546	0.0975	1,080.0088
2007	2.0981	10.3277	11.3304	0.0757	0.4116	0.6207	1.0323	0.1117	0.6133	0.7249	0.0000	1,051.1218	1,051.1218	0.1552	0.0979	1,084.1627
2008	5.8790	3.8429	3.7036	0.0270	0.1176	0.2358	0.3533	0.0318	0.2339	0.2657	0.0000	349.6238	349.6238	0.0557	0.0263	358.8594
Maximum	5.8790	11.0662	11.3304	0.0775	0.8925	0.6299	1.5224	0.3570	0.6254	0.9825	0.0000	1,051.1218	1,051.1218	0.1552	0.0979	1,084.1627

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

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	1-1-2005	3-31-2005	3.1866	3.1866
2	4-1-2005	6-30-2005	3.5003	3.5003
3	7-1-2005	9-30-2005	3.0912	3.0912
4	10-1-2005	12-31-2005	3.1727	3.1727
5	1-1-2006	3-31-2006	3.1037	3.1037
6	4-1-2006	6-30-2006	3.0576	3.0576
7	7-1-2006	9-30-2006	3.0912	3.0912
8	10-1-2006	12-31-2006	3.1727	423 3.1727

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9	1-1-2007	3-31-2007	3.1037	3.1037
10	4-1-2007	6-30-2007	3.0576	3.0576
11	7-1-2007	9-30-2007	3.0912	3.0912
12	10-1-2007	12-31-2007	3.1727	3.1727
13	1-1-2008	3-31-2008	3.0870	3.0870
14	4-1-2008	6-30-2008	2.4652	2.4652
15	7-1-2008	9-30-2008	4.1592	4.1592
		Highest	4.1592	4.1592

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.8595	0.0834	1.4350	4.9000e-004		0.0123	0.0123		0.0123	0.0123	0.0000	79.2701	79.2701	4.1100e-003	1.4100e-003	79.7941
Energy	0.0228	0.1949	0.0829	1.2400e-003		0.0158	0.0158		0.0158	0.0158	0.0000	476.3320	476.3320	0.0255	6.7000e-003	478.9662
Mobile	2.4696	5.7400	26.5407	0.0245	1.7543	0.1105	1.8648	0.4707	0.1051	0.5758	0.0000	2,261.4343	2,261.4343	0.2631	0.2036	2,328.6871
Waste						0.0000	0.0000		0.0000	0.0000	37.1961	0.0000	37.1961	2.1982	0.0000	92.1517
Water						0.0000	0.0000		0.0000	0.0000	3.6793	15.6673	19.3467	0.3792	9.0800e-003	31.5341
Total	4.3519	6.0184	28.0586	0.0262	1.7543	0.1386	1.8929	0.4707	0.1332	0.6039	40.8754	2,832.7038	2,873.5792	2.8701	0.2208	3,011.1333

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.8595	0.0834	1.4350	4.9000e-004		0.0123	0.0123		0.0123	0.0123	0.0000	79.2701	79.2701	4.1100e-003	1.4100e-003	79.7941
Energy	0.0228	0.1949	0.0829	1.2400e-003		0.0158	0.0158		0.0158	0.0158	0.0000	476.3320	476.3320	0.0255	6.7000e-003	478.9662
Mobile	2.4696	5.7400	26.5407	0.0245	1.7543	0.1105	1.8648	0.4707	0.1051	0.5758	0.0000	2,261.4343	2,261.4343	0.2631	0.2036	2,328.6871
Waste						0.0000	0.0000		0.0000	0.0000	37.1961	0.0000	37.1961	2.1982	0.0000	92.1517
Water						0.0000	0.0000		0.0000	0.0000	3.6793	15.6673	19.3467	0.3792	9.0800e-003	31.5341
Total	4.3519	6.0184	28.0586	0.0262	1.7543	0.1386	1.8929	0.4707	0.1332	0.6039	40.8754	2,832.7038	2,873.5792	2.8701	0.2208	3,011.1333

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

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	1/1/2005	2/11/2005	5	30	
2	Grading	Grading	2/12/2005	5/27/2005	5	75	
3	Building Construction	Building Construction	5/28/2005	3/28/2006	5	740	

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4	Paving	Paving	3/29/2008	6/13/2008	5	55
5	Architectural Coating	Architectural Coating	6/14/2008	8/29/2008	5	55

Acres of Grading (Site Preparation Phase): 45

Acres of Grading (Grading Phase): 225

Acres of Paving: 13.08

Residential Indoor: 648,810; Residential Outdoor: 216,270; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 34,186 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

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Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	303.00	112.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	61.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Site Preparation - 2005

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.2949	0.0000	0.2949	0.1515	0.0000	0.1515	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.1400	1.0489	0.3947	6.7500e-003		0.0647	0.0647		0.0647	0.0647	0.0000	60.0069	60.0069	0.0114	0.0000	60.2922
Total	0.1400	1.0489	0.3947	6.7500e-003	0.2949	0.0647	0.3596	0.1515	0.0647	0.2163	0.0000	60.0069	60.0069	0.0114	0.0000	60.2922

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.2 Site Preparation - 2005

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.7400e-003	6.0500e-003	0.0482	3.0000e-005	2.1500e-003	6.0000e-005	2.2100e-003	5.7000e-004	5.0000e-005	6.2000e-004	0.0000	2.4006	2.4006	3.8000e-004	3.0000e-004	2.4996
Total	4.7400e-003	6.0500e-003	0.0482	3.0000e-005	2.1500e-003	6.0000e-005	2.2100e-003	5.7000e-004	5.0000e-005	6.2000e-004	0.0000	2.4006	2.4006	3.8000e-004	3.0000e-004	2.4996

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.2949	0.0000	0.2949	0.1515	0.0000	0.1515	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.1400	1.0489	0.3947	6.7500e-003		0.0647	0.0647		0.0647	0.0647	0.0000	60.0069	60.0069	0.0114	0.0000	60.2921
Total	0.1400	1.0489	0.3947	6.7500e-003	0.2949	0.0647	0.3596	0.1515	0.0647	0.2163	0.0000	60.0069	60.0069	0.0114	0.0000	60.2921

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3.2 Site Preparation - 2005

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.7400e-003	6.0500e-003	0.0482	3.0000e-005	2.1500e-003	6.0000e-005	2.2100e-003	5.7000e-004	5.0000e-005	6.2000e-004	0.0000	2.4006	2.4006	3.8000e-004	3.0000e-004	2.4996
Total	4.7400e-003	6.0500e-003	0.0482	3.0000e-005	2.1500e-003	6.0000e-005	2.2100e-003	5.7000e-004	5.0000e-005	6.2000e-004	0.0000	2.4006	2.4006	3.8000e-004	3.0000e-004	2.4996

3.3 Grading - 2005

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.3451	0.0000	0.3451	0.1370	0.0000	0.1370	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.4518	3.8612	1.7283	0.0256		0.1963	0.1963		0.1963	0.1963	0.0000	245.3860	245.3860	0.0368	0.0000	246.3060
Total	0.4518	3.8612	1.7283	0.0256	0.3451	0.1963	0.5414	0.1370	0.1963	0.3333	0.0000	245.3860	245.3860	0.0368	0.0000	246.3060

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.3 Grading - 2005

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0132	0.0168	0.1339	7.0000e-005	5.9700e-003	1.6000e-004	6.1300e-003	1.5900e-003	1.5000e-004	1.7300e-003	0.0000	6.6683	6.6683	1.0600e-003	8.3000e-004	6.9435
Total	0.0132	0.0168	0.1339	7.0000e-005	5.9700e-003	1.6000e-004	6.1300e-003	1.5900e-003	1.5000e-004	1.7300e-003	0.0000	6.6683	6.6683	1.0600e-003	8.3000e-004	6.9435

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.3451	0.0000	0.3451	0.1370	0.0000	0.1370	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.4518	3.8612	1.7283	0.0256		0.1963	0.1963		0.1963	0.1963	0.0000	245.3857	245.3857	0.0368	0.0000	246.3057
Total	0.4518	3.8612	1.7283	0.0256	0.3451	0.1963	0.5414	0.1370	0.1963	0.3333	0.0000	245.3857	245.3857	0.0368	0.0000	246.3057

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3.3 Grading - 2005

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0132	0.0168	0.1339	7.0000e-005	5.9700e-003	1.6000e-004	6.1300e-003	1.5900e-003	1.5000e-004	1.7300e-003	0.0000	6.6683	6.6683	1.0600e-003	8.3000e-004	6.9435
Total	0.0132	0.0168	0.1339	7.0000e-005	5.9700e-003	1.6000e-004	6.1300e-003	1.5900e-003	1.5000e-004	1.7300e-003	0.0000	6.6683	6.6683	1.0600e-003	8.3000e-004	6.9435

3.4 Building Construction - 2005

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.5825	3.2120	1.5801	0.0236		0.2697	0.2697		0.2697	0.2697	0.0000	203.7173	203.7173	0.0475	0.0000	204.9057
Total	0.5825	3.2120	1.5801	0.0236		0.2697	0.2697		0.2697	0.2697	0.0000	203.7173	203.7173	0.0475	0.0000	204.9057

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3.4 Building Construction - 2005

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.2513	2.3952	0.9550	0.0191	0.0574	0.0940	0.1514	0.0166	0.0900	0.1065	0.0000	211.7269	211.7269	0.0116	0.0320	221.5464
Worker	0.4122	0.5261	4.1937	2.2800e-003	0.1871	4.9400e-003	0.1920	0.0497	4.5800e-003	0.0543	0.0000	208.7854	208.7854	0.0331	0.0261	217.3995
Total	0.6635	2.9213	5.1487	0.0214	0.2444	0.0990	0.3434	0.0663	0.0945	0.1608	0.0000	420.5124	420.5124	0.0446	0.0581	438.9459

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.5825	3.2120	1.5801	0.0236		0.2697	0.2697		0.2697	0.2697	0.0000	203.7171	203.7171	0.0475	0.0000	204.9055
Total	0.5825	3.2120	1.5801	0.0236		0.2697	0.2697		0.2697	0.2697	0.0000	203.7171	203.7171	0.0475	0.0000	204.9055

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3.4 Building Construction - 2005

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.2513	2.3952	0.9550	0.0191	0.0574	0.0940	0.1514	0.0166	0.0900	0.1065	0.0000	211.7269	211.7269	0.0116	0.0320	221.5464
Worker	0.4122	0.5261	4.1937	2.2800e-003	0.1871	4.9400e-003	0.1920	0.0497	4.5800e-003	0.0543	0.0000	208.7854	208.7854	0.0331	0.0261	217.3995
Total	0.6635	2.9213	5.1487	0.0214	0.2444	0.0990	0.3434	0.0663	0.0945	0.1608	0.0000	420.5124	420.5124	0.0446	0.0581	438.9459

3.4 Building Construction - 2006

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.9770	5.3879	2.6505	0.0395		0.4524	0.4524		0.4524	0.4524	0.0000	341.7193	341.7193	0.0797	0.0000	343.7129
Total	0.9770	5.3879	2.6505	0.0395		0.4524	0.4524		0.4524	0.4524	0.0000	341.7193	341.7193	0.0797	0.0000	343.7129

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3.4 Building Construction - 2006

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.4216	4.0178	1.6019	0.0321	0.0962	0.1577	0.2540	0.0278	0.1509	0.1787	0.0000	355.1548	355.1548	0.0194	0.0537	371.6263
Worker	0.6914	0.8825	7.0347	3.8300e-003	0.3138	8.2900e-003	0.3221	0.0834	7.6900e-003	0.0911	0.0000	350.2207	350.2207	0.0555	0.0438	364.6701
Total	1.1130	4.9003	8.6365	0.0359	0.4100	0.1660	0.5760	0.1112	0.1586	0.2698	0.0000	705.3756	705.3756	0.0749	0.0975	736.2964

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.9770	5.3878	2.6505	0.0395		0.4524	0.4524		0.4524	0.4524	0.0000	341.7189	341.7189	0.0797	0.0000	343.7124
Total	0.9770	5.3878	2.6505	0.0395		0.4524	0.4524		0.4524	0.4524	0.0000	341.7189	341.7189	0.0797	0.0000	343.7124

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3.4 Building Construction - 2006

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.4216	4.0178	1.6019	0.0321	0.0962	0.1577	0.2540	0.0278	0.1509	0.1787	0.0000	355.1548	355.1548	0.0194	0.0537	371.6263
Worker	0.6914	0.8825	7.0347	3.8300e-003	0.3138	8.2900e-003	0.3221	0.0834	7.6900e-003	0.0911	0.0000	350.2207	350.2207	0.0555	0.0438	364.6701
Total	1.1130	4.9003	8.6365	0.0359	0.4100	0.1660	0.5760	0.1112	0.1586	0.2698	0.0000	705.3756	705.3756	0.0749	0.0975	736.2964

3.4 Building Construction - 2007

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.9808	5.4086	2.6607	0.0397		0.4541	0.4541		0.4541	0.4541	0.0000	343.0336	343.0336	0.0801	0.0000	345.0348
Total	0.9808	5.4086	2.6607	0.0397		0.4541	0.4541		0.4541	0.4541	0.0000	343.0336	343.0336	0.0801	0.0000	345.0348

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3.4 Building Construction - 2007

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.4232	4.0332	1.6081	0.0322	0.0966	0.1583	0.2549	0.0279	0.1515	0.1794	0.0000	356.5208	356.5208	0.0195	0.0539	373.0556
Worker	0.6941	0.8859	7.0617	3.8400e-003	0.3150	8.3200e-003	0.3233	0.0837	7.7200e-003	0.0915	0.0000	351.5677	351.5677	0.0557	0.0440	366.0726
Total	1.1173	4.9192	8.6698	0.0360	0.4116	0.1666	0.5782	0.1117	0.1592	0.2709	0.0000	708.0885	708.0885	0.0752	0.0979	739.1283

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.9808	5.4086	2.6607	0.0397		0.4541	0.4541		0.4541	0.4541	0.0000	343.0332	343.0332	0.0801	0.0000	345.0344
Total	0.9808	5.4086	2.6607	0.0397		0.4541	0.4541		0.4541	0.4541	0.0000	343.0332	343.0332	0.0801	0.0000	345.0344

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.4 Building Construction - 2007

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.4232	4.0332	1.6081	0.0322	0.0966	0.1583	0.2549	0.0279	0.1515	0.1794	0.0000	356.5208	356.5208	0.0195	0.0539	373.0556
Worker	0.6941	0.8859	7.0617	3.8400e-003	0.3150	8.3200e-003	0.3233	0.0837	7.7200e-003	0.0915	0.0000	351.5677	351.5677	0.0557	0.0440	366.0726
Total	1.1173	4.9192	8.6698	0.0360	0.4116	0.1666	0.5782	0.1117	0.1592	0.2709	0.0000	708.0885	708.0885	0.0752	0.0979	739.1283

3.4 Building Construction - 2008

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2405	1.3262	0.6524	9.7300e-003		0.1114	0.1114		0.1114	0.1114	0.0000	84.1155	84.1155	0.0196	0.0000	84.6062
Total	0.2405	1.3262	0.6524	9.7300e-003		0.1114	0.1114		0.1114	0.1114	0.0000	84.1155	84.1155	0.0196	0.0000	84.6062

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.4 Building Construction - 2008

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.1038	0.9890	0.3943	7.8900e-003	0.0237	0.0388	0.0625	6.8500e-003	0.0371	0.0440	0.0000	87.4227	87.4227	4.7700e-003	0.0132	91.4772
Worker	0.1702	0.2172	1.7316	9.4000e-004	0.0772	2.0400e-003	0.0793	0.0205	1.8900e-003	0.0224	0.0000	86.2082	86.2082	0.0137	0.0108	89.7649
Total	0.2740	1.2062	2.1259	8.8300e-003	0.1009	0.0409	0.1418	0.0274	0.0390	0.0664	0.0000	173.6309	173.6309	0.0184	0.0240	181.2422

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2405	1.3262	0.6524	9.7300e-003		0.1114	0.1114		0.1114	0.1114	0.0000	84.1154	84.1154	0.0196	0.0000	84.6061
Total	0.2405	1.3262	0.6524	9.7300e-003		0.1114	0.1114		0.1114	0.1114	0.0000	84.1154	84.1154	0.0196	0.0000	84.6061

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3.4 Building Construction - 2008

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.1038	0.9890	0.3943	7.8900e-003	0.0237	0.0388	0.0625	6.8500e-003	0.0371	0.0440	0.0000	87.4227	87.4227	4.7700e-003	0.0132	91.4772
Worker	0.1702	0.2172	1.7316	9.4000e-004	0.0772	2.0400e-003	0.0793	0.0205	1.8900e-003	0.0224	0.0000	86.2082	86.2082	0.0137	0.0108	89.7649
Total	0.2740	1.2062	2.1259	8.8300e-003	0.1009	0.0409	0.1418	0.0274	0.0390	0.0664	0.0000	173.6309	173.6309	0.0184	0.0240	181.2422

3.5 Paving - 2008

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1592	1.1458	0.4949	7.4200e-003		0.0726	0.0726		0.0726	0.0726	0.0000	66.2737	66.2737	0.0130	0.0000	66.5983
Paving	0.0171					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.1763	1.1458	0.4949	7.4200e-003		0.0726	0.0726		0.0726	0.0726	0.0000	66.2737	66.2737	0.0130	0.0000	66.5983

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Paving - 2008

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	7.2400e-003	9.2400e-003	0.0737	4.0000e-005	3.2900e-003	9.0000e-005	3.3700e-003	8.7000e-004	8.0000e-005	9.5000e-004	0.0000	3.6676	3.6676	5.8000e-004	4.6000e-004	3.8189
Total	7.2400e-003	9.2400e-003	0.0737	4.0000e-005	3.2900e-003	9.0000e-005	3.3700e-003	8.7000e-004	8.0000e-005	9.5000e-004	0.0000	3.6676	3.6676	5.8000e-004	4.6000e-004	3.8189

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1592	1.1458	0.4949	7.4200e-003		0.0726	0.0726		0.0726	0.0726	0.0000	66.2736	66.2736	0.0130	0.0000	66.5983
Paving	0.0171					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.1763	1.1458	0.4949	7.4200e-003		0.0726	0.0726		0.0726	0.0726	0.0000	66.2736	66.2736	0.0130	0.0000	66.5983

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Paving - 2008

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	7.2400e-003	9.2400e-003	0.0737	4.0000e-005	3.2900e-003	9.0000e-005	3.3700e-003	8.7000e-004	8.0000e-005	9.5000e-004	0.0000	3.6676	3.6676	5.8000e-004	4.6000e-004	3.8189
Total	7.2400e-003	9.2400e-003	0.0737	4.0000e-005	3.2900e-003	9.0000e-005	3.3700e-003	8.7000e-004	8.0000e-005	9.5000e-004	0.0000	3.6676	3.6676	5.8000e-004	4.6000e-004	3.8189

3.6 Architectural Coating - 2008

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	5.1309					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0207	0.1178	0.0572	8.2000e-004		0.0106	0.0106		0.0106	0.0106	0.0000	7.0215	7.0215	1.6900e-003	0.0000	7.0638
Total	5.1516	0.1178	0.0572	8.2000e-004		0.0106	0.0106		0.0106	0.0106	0.0000	7.0215	7.0215	1.6900e-003	0.0000	7.0638

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3.6 Architectural Coating - 2008

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0294	0.0376	0.2996	1.6000e-004	0.0134	3.5000e-004	0.0137	3.5500e-003	3.3000e-004	3.8800e-003	0.0000	14.9148	14.9148	2.3600e-003	1.8700e-003	15.5302
Total	0.0294	0.0376	0.2996	1.6000e-004	0.0134	3.5000e-004	0.0137	3.5500e-003	3.3000e-004	3.8800e-003	0.0000	14.9148	14.9148	2.3600e-003	1.8700e-003	15.5302

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	5.1309					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0207	0.1178	0.0572	8.2000e-004		0.0106	0.0106		0.0106	0.0106	0.0000	7.0214	7.0214	1.6900e-003	0.0000	7.0638
Total	5.1516	0.1178	0.0572	8.2000e-004		0.0106	0.0106		0.0106	0.0106	0.0000	7.0214	7.0214	1.6900e-003	0.0000	7.0638

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3.6 Architectural Coating - 2008

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0294	0.0376	0.2996	1.6000e-004	0.0134	3.5000e-004	0.0137	3.5500e-003	3.3000e-004	3.8800e-003	0.0000	14.9148	14.9148	2.3600e-003	1.8700e-003	15.5302
Total	0.0294	0.0376	0.2996	1.6000e-004	0.0134	3.5000e-004	0.0137	3.5500e-003	3.3000e-004	3.8800e-003	0.0000	14.9148	14.9148	2.3600e-003	1.8700e-003	15.5302

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	2.4696	5.7400	26.5407	0.0245	1.7543	0.1105	1.8648	0.4707	0.1051	0.5758	0.0000	2,261.4343	2,261.4343	0.2631	0.2036	2,328.6871
Unmitigated	2.4696	5.7400	26.5407	0.0245	1.7543	0.1105	1.8648	0.4707	0.1051	0.5758	0.0000	2,261.4343	2,261.4343	0.2631	0.2036	2,328.6871

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Other Asphalt Surfaces	0.00	0.00	0.00		
Single Family Housing	1,680.32	1,698.12	1521.90	4,679,751	4,679,751
Total	1,680.32	1,698.12	1,521.90	4,679,751	4,679,751

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Other Asphalt Surfaces	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0
Single Family Housing	10.80	7.30	7.50	38.40	22.60	39.00	86	11	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Other Asphalt Surfaces	0.428189	0.070895	0.165995	0.215914	0.047522	0.008681	0.013333	0.012976	0.000955	0.000418	0.026058	0.002026	0.007039
Single Family Housing	0.428189	0.070895	0.165995	0.215914	0.047522	0.008681	0.013333	0.012976	0.000955	0.000418	0.026058	0.002026	0.007039

5.0 Energy Detail

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	250.6129	250.6129	0.0212	2.5600e-003	251.9057
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	250.6129	250.6129	0.0212	2.5600e-003	251.9057
NaturalGas Mitigated	0.0228	0.1949	0.0829	1.2400e-003		0.0158	0.0158		0.0158	0.0158	0.0000	225.7192	225.7192	4.3300e-003	4.1400e-003	227.0605
NaturalGas Unmitigated	0.0228	0.1949	0.0829	1.2400e-003		0.0158	0.0158		0.0158	0.0158	0.0000	225.7192	225.7192	4.3300e-003	4.1400e-003	227.0605

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5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Single Family Housing	4.22982e+006	0.0228	0.1949	0.0829	1.2400e-003		0.0158	0.0158		0.0158	0.0158	0.0000	225.7192	225.7192	4.3300e-003	4.1400e-003	227.0605
Total		0.0228	0.1949	0.0829	1.2400e-003		0.0158	0.0158		0.0158	0.0158	0.0000	225.7192	225.7192	4.3300e-003	4.1400e-003	227.0605

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Single Family Housing	4.22982e+006	0.0228	0.1949	0.0829	1.2400e-003		0.0158	0.0158		0.0158	0.0158	0.0000	225.7192	225.7192	4.3300e-003	4.1400e-003	227.0605
Total		0.0228	0.1949	0.0829	1.2400e-003		0.0158	0.0158		0.0158	0.0158	0.0000	225.7192	225.7192	4.3300e-003	4.1400e-003	227.0605

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5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Single Family Housing	1.41313e+006	250.6129	0.0212	2.5600e-003	251.9057
Total		250.6129	0.0212	2.5600e-003	251.9057

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Single Family Housing	1.41313e+006	250.6129	0.0212	2.5600e-003	251.9057
Total		250.6129	0.0212	2.5600e-003	251.9057

6.0 Area Detail

Cameron Ranch Estates - Tulare County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	1.8595	0.0834	1.4350	4.9000e-004		0.0123	0.0123		0.0123	0.0123	0.0000	79.2701	79.2701	4.1100e-003	1.4100e-003	79.7941
Unmitigated	1.8595	0.0834	1.4350	4.9000e-004		0.0123	0.0123		0.0123	0.0123	0.0000	79.2701	79.2701	4.1100e-003	1.4100e-003	79.7941

Cameron Ranch Estates - Tulare County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.5131					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.2882					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	7.7900e-003	0.0666	0.0283	4.3000e-004		5.3800e-003	5.3800e-003		5.3800e-003	5.3800e-003	0.0000	77.1109	77.1109	1.4800e-003	1.4100e-003	77.5692
Landscaping	0.0505	0.0169	1.4067	7.0000e-005		6.9600e-003	6.9600e-003		6.9600e-003	6.9600e-003	0.0000	2.1592	2.1592	2.6300e-003	0.0000	2.2249
Total	1.8595	0.0834	1.4350	5.0000e-004		0.0123	0.0123		0.0123	0.0123	0.0000	79.2701	79.2701	4.1100e-003	1.4100e-003	79.7941

Cameron Ranch Estates - Tulare County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.5131					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.2882					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	7.7900e-003	0.0666	0.0283	4.3000e-004		5.3800e-003	5.3800e-003		5.3800e-003	5.3800e-003	0.0000	77.1109	77.1109	1.4800e-003	1.4100e-003	77.5692
Landscaping	0.0505	0.0169	1.4067	7.0000e-005		6.9600e-003	6.9600e-003		6.9600e-003	6.9600e-003	0.0000	2.1592	2.1592	2.6300e-003	0.0000	2.2249
Total	1.8595	0.0834	1.4350	5.0000e-004		0.0123	0.0123		0.0123	0.0123	0.0000	79.2701	79.2701	4.1100e-003	1.4100e-003	79.7941

7.0 Water Detail

7.1 Mitigation Measures Water

Cameron Ranch Estates - Tulare County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	19.3467	0.3792	9.0800e-003	31.5341
Unmitigated	19.3467	0.3792	9.0800e-003	31.5341

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Other Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Single Family Housing	11.5974 / 7.31141	19.3467	0.3792	9.0800e-003	31.5341
Total		19.3467	0.3792	9.0800e-003	31.5341

Cameron Ranch Estates - Tulare County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Other Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Single Family Housing	11.5974 / 7.31141	19.3467	0.3792	9.0800e-003	31.5341
Total		19.3467	0.3792	9.0800e-003	31.5341

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	37.1961	2.1982	0.0000	92.1517
Unmitigated	37.1961	2.1982	0.0000	92.1517

Cameron Ranch Estates - Tulare County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Single Family Housing	183.24	37.1961	2.1982	0.0000	92.1517
Total		37.1961	2.1982	0.0000	92.1517

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Single Family Housing	183.24	37.1961	2.1982	0.0000	92.1517
Total		37.1961	2.1982	0.0000	92.1517

9.0 Operational Offroad

Cameron Ranch Estates - Tulare County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

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

11.0 Vegetation

Appendix C

Cultural Records Search Results

**Cameron Ranch, Phase I Cultural Resources Assessment
Visalia, CA 93292
Assessor Parcel Numbers
124-010-001, 124-010-002, 124-010-003, 124-010-005, 124-010-007
Tulare County, California**



4CREEKS

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Archaeologist/Historian

March 26, 2024



EXECUTIVE SUMMARY

Soar Environmental Consulting, Inc. (Soar Environmental) has been retained by 4Creeks, Inc. (4Creeks) to prepare a Phase 1 Cultural Resources Assessment (Phase 1 CRA) as part of an Initial Study, for a Housing Subdivision Development Project (Project) in the city of Visalia (City), in accordance with the California Environmental Quality Act (CEQA) prior to implementation of the proposed Project. The proposed project is to construct 178 housing units on 43.6-acres on Assessor Parcel Numbers (APNs) 124-010-001, 124-010-002, 124-010-003, 124-010-005, 124-010-007. The purpose of the CRA is to provide an inventory of the known and potentially significant cultural resources within the Project area through a California Historical Records Information search (CHRIS) using the Eastern Information Center (EIC), as well as a Sacred Lands File & Native American Contacts List Request through the Native American Heritage Commission (NAHC).

The results of the records search indicate four (4) cultural resource(s) recorded within 0.50-mile of the Project area. The records searches indicate two (2) recorded resources within the Project area. The pedestrian survey identified no existing resources within the Project area. No site testing or mitigation measures are required, unless previously undiscovered cultural resources are detected during construction.

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1.0 Introduction

This report details the results of a Phase 1 Cultural Resources Assessment in support of the proposed housing subdivision development on 46.3-acres in Visalia, California, on Assessor Parcel Numbers (APNs) 124-010-001, 124-010-002, 124-010-003, 124-010-005, 124-010-007 (Figures 1-4). This Phase 1 report is prepared pursuant to the California Environmental Quality Act (CEQA), PRC Sections 21082, 21083.2, and 21084.1, and California Code of Regulations 15064.5.

Heather Froshour and Kevin Rowland completed the archival review, the Native American consultation, field survey, and prepared this Phase 1 report. Ms. Froshour is Soar Environmental's Senior Archaeologist who meets the professional standards of the U.S. Secretary of the Interior for archaeology (36 CFR 61) and is certified by the Register of Professional Archaeologists. Mr. Rowland is Soar Environmental's Archaeologist and Historian.

Soar Environmental requested a records search from the Southern San Joaquin Valley Information Center (CHRIS) for the Project area as well as a 0.50-mile buffer. The archival research for this Phase 1 report was positive for archaeological sites or historical resources within the Project area. The archival record search reported four (4) recorded resources within a 0.5-mile radius of the Project area. The records revealed three (3) previous cultural resources surveys had been conducted in the Project area. A total of two (2) additional cultural resource survey reports have been completed within a 0.50-mile radius of the Project area.

As part of the background research, Soar Environmental also requested a search of the Sacred Lands File (SLF) from the Native American Heritage Commission (NAHC). The results of the records review and SLF search were negative. The NAHC suggested contacting five (5) individuals representing three (3) Native American tribal groups to find out if they have additional information about the Project area. Soar Environmental sent outreach letters to all five (5) recommended tribal individuals. **No response was received.**

Soar Environmental conducted an intensive pedestrian survey of the project on March 12, 2024. This field survey was negative for surface archaeological resources within the Project area. As currently designed, the proposed project will not impact any known in situ archaeological sites or historical resources.

It is recommended, however, in the event that cultural resources are encountered during construction activities associated with the Project, a qualified archaeologist shall be obtained to assess the significance of the find in accordance with the criteria set forth in CEQA Guidelines 15064.5(f). In addition, Health and Safety Code 7050.5, CEQA 15064.5(e), and Public Resources Code 5097.98 mandate the process to be followed in the unlikely event of an accidental discovery of any human remains in a location other than a dedicated cemetery.

1.1 Project Description

The Project proposes construction of a 178-unit housing subdivision development on East Caldwell Ave in the city of Visalia (Figures 1-4). The proposed construction lies within the 43.6-acre area on APNs 124-010-001, 124-010-002, 124-010-003, 124-010-005, 124-010-007. These parcels are comprised of agricultural fields on the outskirts of the city. Grading of the area will be accomplished using a backhoe and grader.

The project will require the development of roads and sidewalks around and throughout the property. This proposed housing subdivision development project tentative subdivision plan will be implemented in two phases. The first phase will be the construction of 117 single family housing units on the upper north half of the Project area. Phase 2 of the tentative subdivision plan includes the construction of an additional 61 single-family housing units on the lower south portion of the Project area (Figure 4). Since the entire property will be graded for the housing project during construction activities, the orchard throughout the Project area, in addition to the small section of vineyard in the northeast corner, would be removed (Figures 5-13).

1.2 Existing Condition

The Project area is located in the in the San Joaquin Valley on 43.6-acres located approximately five meters south from Ave 280 on East Caldwell Ave. on Assessor Parcel Numbers (APNs) 124-010-001, 124-010-002, 124-010-003, 124-010-005, 124-010-007 (Figure 1-4). The Project area is approximately 0.5 kilometers east of the Tulare Irrigation Company Canal. The Project area is in Tulare County within Section 4-9 Township 19 Range 12, Mount Diablo Base Meridian, as shown on the Visalia, CA 7.5' U.S Geological Survey (USGS) topographical quadrangle (Figure 1). Orchards are present to the east of the Project area, with predominantly urban residential areas in the north and south A new subdivision, including several city streets, is being developed on the cleared properties to the west.

Surface soils consist of approximately 76.1% Nord soil series within the upper north, central, and west and the Grangeville soil series within 23.9% in a thin band to the east and south edge of the Project area (Figure 4). The Nord soil series is typically very deep, well-drained, and formed in mixed alluvium dominantly from granite and sedimentary rocks. This soil is made up of grayish brown fine sandy loam at surface with brown fine sandy loam below. The Grangeville soil series is typically consistent of very deep, somewhat poorly drained soils that formed in moderate coarse textured alluvium, primarily from granitic rock sources. The soil is made up of grayish brown fine sandy loam at the surface with a light brownish gray fine sandy loam below. The elevation of the Project area ranges from 330-331 (ft) above mean sea level (United States Department of Agriculture, 1980). The properties have functioned as irrigated orchard and include a irrigation drainage ditch along the east, southeast, and southern bounties.

2.0 REGULATORY SETTING

Federal, State and local governments have developed laws and regulations designed to protect significant cultural resources that may be affected by actions that they undertake or regulate. The National Historic Preservation Act (NHPA) and the California Environmental Quality Act (CEQA) are the basic federal and state laws governing preservation of historic and archaeological resources of national, regional, State and local significance.

2.1 Federal

Federal regulations for cultural resources are governed primarily by Section 106 of the National Historic Preservation Act (NHPA) of 1966. Section 106 of NHPA requires Federal agencies to consider the effects of their undertakings on historic properties and affords the Advisory Council on Historic Preservation a reasonable opportunity to comment on such undertakings. The Council's implementing regulations, "Protection of Historic Properties", are found in 36 Code of Federal Regulations (CFR) Part 800. The goal of the Section 106 review process is to offer a measure of protection to sites which are determined eligible for listing on the National Register of Historic Places. The criteria for determining National Register eligibility are found in 36 CFR Part 60. Amendments to the NHPA (1986 and 1992) and subsequent revisions to the implementing regulations have, among other things, strengthened the provisions for Native American consultation and participation in the Section 106 review process. While federal agencies must follow federal regulations, most projects by private developers and landowners do not require this level of compliance. Federal regulations only come into play in the private sector if a project requires a federal permit or if it uses federal money.

2.2 State

California Register of Historical Resources

In California, the term "historical resource" includes "any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California" (California PRC § 5020.1[j]) (State of California 2021). In 1992, the California legislature established the California Register of Historical Resources (CRHR) "to be used by state and local agencies, private groups, and citizens to identify the state's historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change" (California PRC § 5024.1(a)). The criteria for listing resources on the CRHR, enumerated in the following text, were developed to be in accordance with previously established criteria developed for listing in the NRHP. According to California PRC § 5024.1(c) (1– 4), a resource is considered historically significant if it (i) retains "substantial integrity," and (ii) meets at least one of the following criteria:

- 1) It is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

- 2) It is associated with the lives of people important in our past.
- 3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
- 4) Has yielded, or may be likely to yield, information important in prehistory or history

To understand the historic importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than 50 years old may be considered for listing in the CRHR if it can be demonstrated that sufficient time has passed to understand its historical importance (14 CCR 4852[d][2]).

The CRHR protects cultural resources by requiring evaluations of the significance of prehistoric and historic resources. The criteria for the CRHR are nearly identical to those for the National Register of Historic Places (NRHP), and properties listed or formally designated as eligible for listing in the NRHP are automatically listed in the CRHR, as are state landmarks and points of interest. The CRHR also includes properties designated under local ordinances or identified through local historical resource surveys.

California Health and Safety Code, §7050.5

California law protects Native American burials, skeletal remains, and associated grave goods, regardless of their antiquity, and provides for the sensitive treatment and disposition of those remains. California Health and Safety Code, §7050.5, requires that if human remains are discovered in any place other than a dedicated cemetery, no further disturbance or excavation of the site or nearby area reasonably suspected to contain human remains can occur until the County Coroner has examined the remains (California Health and Safety Code, §7050.5b). California PRC §5097.98, also outlines the process to be followed in the event that remains are discovered. If the County Coroner determines or has reason to believe the remains are those of a Native American, the County Coroner must contact the California NAHC within 24 hours (California Health and Safety Code, §7050.5c)(State of California 2021). The NAHC will notify the most likely descendant. With the permission of the landowner, the most likely descendant may inspect the site of discovery. The inspection must be completed within 48 hours of notification of the most likely descendant by the NAHC. The most likely descendant may recommend means of treating or disposing of, with appropriate dignity, the human remains, and items associated with Native Americans.

California State Assembly Bill 52

Assembly Bill (AB) 52 of 2014 amended California PRC § 5097.94, and added California PRC §21073, 21074, 21080.3.1, 21080.3.2, 21082.3, 21083.09, 21084.2, and 21084.3. AB 52 established that tribal cultural resources must be considered under CEQA and also provided for additional Native American consultation requirements for the lead agency. California PRC §21074, defines tribal cultural resources as follows:

(a) Section 21074 of the Public Resources Code states that “tribal cultural resources” are either of the following:

(1) Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following:

(A) Included or determined to be eligible for inclusion in the California Register of Historical Resources.

(B) Included in a local register of historical resources as defined in subdivision (k) of §5020.1.

(2) 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 §5024.1. In applying the criteria set forth in subdivision (c) of §5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe. A cultural landscape that meets the criteria of subdivision:

(a) is a tribal cultural resource to the extent that the landscape is geographically defined in terms of the size and scope of the landscape.

(b) A historical resource described in §21084.1, a unique archaeological resource as defined in subdivision (g) of §21083.2, or a “nonunique archaeological resource” as defined in subdivision (h) of §21083.2 may also be a tribal cultural resource if it conforms with the criteria of subdivision (a).

AB 52 formalizes the lead agency–tribal consultation process, requiring the lead agency to initiate consultation with California Native American tribes located on the contact list maintained by the Native American Heritage Commission (NAHC). This includes California Native American groups that are traditionally and culturally affiliated with the project, including tribes that may not be federally recognized. Lead agencies are required to begin consultation prior to the release of a negative declaration, mitigated negative declaration, or environmental impact report (EIR).

Section 9 of AB 52 establishes that “a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment.” Section 6 of AB 52 added §21080.3.2 to the California PRC, which states that parties may propose mitigation measures “capable of avoiding or substantially lessening potential significant impacts to a tribal cultural resource or alternatives that would avoid significant impacts to a tribal cultural resource.” Further, if a California Native American tribe requests consultation regarding Project alternatives, mitigation measures, or significant effects to tribal cultural resources, the consultation shall include those topics (California PRC §21080.3.2[a]). The environmental document and the mitigation

monitoring and reporting program (where applicable) shall include any mitigation measures that are adopted (California PRC §21082.3[a]).

Native American Human Remains

State law (California PRC §5097 et seq.) addresses the disposition of Native American burials in archaeological sites and protects such remains from disturbance, vandalism, or inadvertent destruction; establishes procedures to be implemented if Native American skeletal remains are discovered during construction of a project; and established the NAHC.

In the event that Native American human remains, or related cultural material are encountered, §15064.5(e) of the CEQA Guidelines (as incorporated from PRC §5097.98) and California Health and Safety Code, §7050.5, defines the subsequent protocol. In the event of the accidental discovery or recognition of any human remains, excavation or other disturbances shall be suspended on the site, or any nearby area reasonably suspected to overlie adjacent human remains or related material. Protocol requires that the County Coroner or County-approved Coroner represented be contacted in order to determine if the remains are of Native American origin. Should the coroner determine the remains to be Native American, the coroner must contact the NAHC within 24 hours. The most likely descendant may make recommendations to the landowner or the person responsible for the excavation work for means of treating, with appropriate dignity, the human remains, and any associated grave goods as provided in California PRC §5097.98 (14 CCR 15064.5(e)) (State of California 2021).

2.3 Local

Tulare County

Chapter 8.6 of the Tulare County General Plan of 2012 promotes the preservation of cultural and historic resources through managing and protecting sites of cultural and archeological importance for the benefit of present and future generations (County of Tulare 2012). Some of the measures implemented by the County are:

ERM-6.1 Evaluation of Cultural and Archaeological Resources

The County shall participate in and support efforts to identify its significant cultural and archaeological resources using appropriate State and Federal standards.

ERM-6.2 Protection of Resources with Potential State or Federal Designations

The County shall protect cultural and archaeological sites with demonstrated 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 as determined by a qualified archaeological professional.

ERM-6.3 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. Development can be permitted 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.

ERM-6.4 Mitigation

If preservation of cultural resources is not feasible, every effort shall be made to mitigate impacts, including relocation of structures, adaptive reuse, preservation of facades, and thorough documentation and archival of records.

ERM-6.5 Cultural Resources Education Programs

The County should support local, State, and national education programs on cultural and archaeological resources.

ERM-6.6 Historic Structures and Sites

The County shall support public and private efforts to preserve, rehabilitate, and continue the use of historic structures, sites, and parks. 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 Buildings.

ERM-6.7 Cooperation of Property Owners

The County should 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.

ERM-6.8 Solicit Input from Local Native Americans

The County shall continue to 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.

ERM-6.9 Confidentiality of Archaeological Sites

The County shall, within its power, maintain confidentiality regarding the locations of archaeological sites in order to preserve and protect these resources from vandalism and the unauthorized removal of artifacts.

ERM-6.10 Grading Cultural Resources Sites

The County shall ensure all grading activities conform to the County's Grading Ordinance and California Code of Regulations, Title 20, § 2501 et. seq..

City of Visalia

Under Chapter 3, the City's Role and Tools for Preservation, in the General Plan of the City of

Visalia defines a “cultural resources” as:

Chapter 3.3: Sites, structures, or any other physical evidence associated with human activity considered important to be culturally important. This includes archaeological resources and contemporary Native American resources in addition to the historic resources that are the subject of this chapter. Impacts of development on cultural resources of all kinds must be avoided to the greatest extent possible, as described by policies in Chapter 6: Open Space and Conservation.

Under Chapter 6, Open Space and Conservation, within the General Plan of the City of Visalia the following policies are outlined for the preservation of cultural resources:

Chapter 6.5: OSC-P-39 Establish requirements to avoid potential impacts to sites suspected of being archeologically, paleontologically, or historically significant or of concern, by:

- Requiring a records review for development proposed in areas that are considered archaeologically or paleontologically sensitive.
- Determining the potential effects of development and construction on archaeological or paleontological resources (as required by CEQA).
- Requiring pre-construction surveys and monitoring during any ground disturbance for all development in areas of historical and archaeological sensitivity.
- Implementing appropriate measures to avoid the identified impacts, as conditions of project approval.

In the event that previously unidentified historical, archaeological, or paleontological resources are discovered during construction, grading activity in the immediate area shall cease and materials and their surroundings shall not be altered or collected. A qualified archaeologist or paleontologist must make an immediate evaluation and avoidance measures, or appropriate mitigation should be completed, according to CEQA Guidelines. The State Office of Historic Preservation has issued recommendations for the preparation of Archaeological Resource Management Reports that will be used as guidelines. (City of Visalia 2014).

3.0 SETTING

This section of the report summarizes information regarding the physical and cultural setting of the Project area, including prehistoric, ethnographic, and historic contents of the general area. Several factors; including topography, biological resources, and available water sources; affect the nature and distribution of the cultural periods of activity of an area. This background provides a context for understanding the nature of the cultural resources identified within the project's region.

3.1 Environmental Setting

The Project area is located in west Tulare County, approximately 3.8 miles north-northwest of Tulare, California within the San Joaquin Valley. The San Joaquin Valley is a long, narrow, northwest-trending, alluvial valley that lies between the Sierra Nevada Range to the east, and the Coast Ranges to the west (Wagner, 2002). The region was historically covered with native annual and perennial grasses including San Joaquin saltbush, valley oak savanna, riparian forest, and tule marsh (McNab and Avers, 1996; Munz and Keck, 1973). The climate consists of hot, dry summers with cool, moist winters that provide the best climate for the neighboring pomegranate and citrus orchards and vineyards.

The Project area is best characterized historically as a rural ranching and agricultural region with large populations of both large and small mammals. Prehistorically, the larger mammals inhabiting the Project area would have included mule deer (*Odocoileus hemionus californicus*), black-tailed deer (*O. hemionus columbianus*), tule elk (*Cervus elaphus nannoides*), pronghorn antelope (*Antilocarpa Americana*), mountain lion (*Felis concolor*), and black bear (*Ursus americanus*) (Jameson and Peeters 1988). The small mammals that historically inhabited the Project area included rabbit (*Sylvilagus sp.*), black-tailed jackrabbit (*Lepus californicus*), western gray squirrel (*Sciurus griseus*), coyote (*Canis latrans*), and gray fox (*Urocyon cinereoargenteus*).

3.2 Cultural Setting

Cultural resources include prehistoric-era archaeological sites, historic-era archaeological sites, Native American traditional cultural properties, sites of religious and cultural significance, and historical buildings, structures, objects, and sites. The importance of any single cultural resource is defined by the context in which it was first created, current public opinion and modern yet evolving analysis. From the analytical perspective, temporal and geographic considerations help to define the historical context of the Project area. The importance or significance of a cultural resource is in part described by the context in which it originated or developed. National Park Service Bulletin 16a (1997) describes a historic context as “information about historic trends and properties grouped by an important theme in prehistory or history of a community, state, or the nation during a particular period of time.” A context links an existing property to important historic trends, and this allows a framework for determining the significance of a property. Given this, a major goal of the historian is to determine accurate themes of analysis, a task that can only be undertaken by a thorough review of previous researchers’ thoughts and ideas, as well as reviewing the literature of the resources.

In California, historians have divided the past into broad categories based on climate models, archaeological dating and written histories. Paleontologists divide time into much larger segments, with defined and named periods of time shortening in timespan as the modern era is reached. For the purposes of this analysis, these periods in history have been summarized below.

3.2.1 Prehistoric Setting

Present day Visalia, CA is in Central California which was home to many Native American tribes for thousands of years prior to the arrival of Spanish explorers and the installation of the Mission System. Among the numerous tribes that once lived in the area are the Bear River, Mattale, Lassick, Nogatl, Wintun, Yana, Yahi, Maidu, Wintun, Sinkyone, Wailaki, Kato, Yuki, Pomo, Lake Miwok, Wappo, Coast Miwok, Interior Miwok, Wappo, Coast Miwok, Interior Miwok, Monache, Yokuts, Costanoan, Esselen, Salinan and Tubatulabal tribes. (Native American Heritage Commission 2024).

The Natives tribes that populated the central valley were gifted craftsmen whose art of basket weaving survives too today. “In this region basketry reached the height of greatest variety. Perhaps the Pomo basket makers created the most elaborate versions of this art. Both coiled and twine type baskets were produced throughout the region. Fortunately, basket making survived the years of suppression of native arts and culture to once again become one of the most important culturally defining element for Indians in this region.” (Native American Heritage Commission 2024).

3.2.2 Ethnographic Setting

The Project area is located within the traditional cultural territory of the Yokuts tribe. For thousands of years, Native Americans lived in what is present day Tulare County California. Among the many tribes that once inhabited the area were the Southern Valley Yokuts and the Foothills Yokuts. Each named for the geographic area they inhabited.

The Indians of the San Joaquin Valley were known as Yokuts. The word "Yokuts" means people. The Yokuts were unique among the California natives in that they were divided into true tribes. Each had a name, a language, and a territory. The Yokuts were a friendly and peaceful loving people. They were tall, strong and well built. The Yokuts lived a simple life, depending on the land for food, clothing, and shelter.

We believe the tribe along with others belonged to the first groups that settled in California. They are called the seed-gatherers because they did no farming at all in the days before Columbus. Their main food was acorns. The Yokuts also ate wild plants, roots, and berries. They hunted deer, rabbits, prairie dogs, and other small mammals and birds. They made simple clothing out of bark and grass. Their jewelry and headbands were made of seeds and feathers. The Yokuts found life in the California valleys to be pleasant and peaceful for many centuries. (Tachi Yokuts Tribe 2024).

3.2.3 Historic Setting

In California, the historic era is divided into three general periods: the Spanish or Mission Period

(1769 to 1821), the Mexican or Rancho Period (1821 to 1848), and the American Period (1848 to present). The mission system, which ultimately established 21 missions between 1796 and 1822, consisted of missions, presidios, and pueblos, and was designed to convert the indigenous peoples of California to Christianity and assimilate them under Spanish rule (Gudde 1998).

The Spanish Period saw exploration and the establishment of the San Diego Presidio and missions at San Diego (1769) and San Luis Rey (1798), and Asistencia (chapels) to the San Diego Mission at Santa Ysabel (1818) and to the San Luis Rey Mission at Pala (1816). Horses, cattle, agricultural foods and weed seeds, and a new architectural style and method of building construction were also introduced. Spanish influence continued after 1821 when California became a part of Mexico, yet the missions continued to operate for a short time longer and laws governing the distribution of land were retained.

In 1821, Mexico won independence and control of the Spanish American colonies from Spain. Land was redistributed, and the native neophytes were freed from church jurisdiction due to the Secularization Act of 1833. During this secularization period, the Mexican authorities in Alta California made numerous large land grants on former mission properties in the area; many became private ranches, or ranchos; the vast majority were the result of land grants from the Mexican government (Robinson 1979). The Mexican Period ended in 1848 as a result of the Mexican American War.

The American period began when the Treaty of Guadalupe Hidalgo was signed between Mexico and the United States in 1848. As a result of the treaty, the former Mexican province of Alta California became part of the United States as the territory of California. Rapid population increase occasioned by the Gold Rush of 1849 allowed California to become a state in 1850. Most Mexican land grants were confirmed to the grantees by U.S. courts, but usually with more restricted boundaries which were surveyed by the U.S. Surveyor General's office.

When California became a state, the government divided California into counties. One of the largest of these was named Mariposa County and it covered the entirety of the middle of the state. In 1852, Mariposa County was divided, and the southern part was named Tulare County. Later, Tulare County was again divided, thereby creating Fresno, Kern, Kings, and Inyo counties.

Tulare County has an interesting history that dates to 1770. The first settlers to visit what is now the San Joaquin Valley came after 1800. The first settlement in Tulare County was where the old Indian trail crossed the Kaweah River, about ten miles east of Visalia.

The county is named for Tulare Lake, once the largest freshwater lake west of the Great Lakes. Drained for agricultural development, the site is now in Kings County, which was created in 1893 from the western portion of the formerly larger Tulare County.

The name Tulare is derived from the giant sedge plant called tule (too-lee), *schoenoplectus acutus*, in the plant family Cyperaceae, native to freshwater marshes that once lined the shores of Tulare Lake. These native grasses are ecologically important as they help buffer against weather forces and help reduce erosion along with allowing for the propagation of other plant species.

There were many marsh areas in Tulare County before land speculators drained Tulare Lake in the 20th century and settlers began cultivating the land. What was formerly Tulare Lake is dry and the agriculturally rich soil is used for farming, the total gross production value of which in 2019 was \$7,505,352,100. (County of Tulare California 2024).

4.0 ARCHIVAL RECORDS SEARCH

4.1 Eastern Information Center

The Project area is located in the USGS Visalia, CA 7.5' Series Quadrangle (USGS 2021). On March 1, 2024, Soar submitted a records search request to the Southern San Joaquin Valley Information Center (SSJVIC) located at the California State University, Bakersfield, CA. The records search included a 0.5-mile buffer around the Project area. The results from the records search received on March 11, 2024, indicate three (3) cultural resource studies have been conducted within the Project area (Table 1). According to the information on file, there are two (2) resources within the Project area (Table 2). These resources, however, were identified outside of the proposed 178-unit single family housing subdivision. As such, these resources will not be effected by the proposed project subdivision construction and staging activities.

Table 1. Survey Reports within the Project area

Report No.	Year	Author(s)/ Affiliation	Title
TU-00041	1995	Self, William	Class I Overview, Santa Fe Pacific Pipeline Partners, L.P., Proposed Concord to Colton Pipeline Project
TU-01190	1957	Mitchell, Annie R.	Jim Savage and the Tulareño Indians
TU-01659A	2009	Haley, Kathryn; ICF Jones & Stokes	Historic Property Survey Report for Avenue 280 Road Widening Project, Tulare County, California

Table 2. Resources within the Project area

Primary #	Type	Description
P-54-005062	Building	1309 E.Caldwell Ave historic single family residence
P-54-005063	Building	1345 Caldwell Ave historic single family residence

There are four (4) recorded resources within the 0.5-mile record search radius (Table 3). There were two (2) reports identified within a 0.5-mile radius of the Project area (Table 4).

Table 3. Survey Reports within 0.5 Mile of the Project area

Report No.	Year	Author(s)/ Affiliation	Title
TU-00103	1997	Wickstrom, Brian and Anderson, Emily; KEA Environmental, Inc.	Cultural Resource Survey for the Selma to Bakersfield Fiberoptic Line, Southern San Joaquin Valley, California
TU-01501	2010	O'Connell, Keith A.; URS Corporation	Verizon Cellular Communications Tower Site - East Caldwell 1748 East Caldwell Avenue (APN: 126-120-064) Visalia, California 93292

Table 4. Resources within 0.5 Mile of the Project area

Primary #	Type	Description
P-54-005061	Building	841 E.Caldwell Ave historic single family residence
P-54-005064	Building	1744 and 1748 Caldwell Ave historic single family residence with associated out buildings and scrap yard
P-54-005065	Building	1922 E.Caldwell Ave historic single family residence
P-54-005296	Structure	Tulare Irrigation District Canal

There are no recorded cultural resources within the Project area or radius that are listed in the National Register of Historic Places, the California Register of Historical Resources, the California Points of Historical Interest, California Inventory of Historic Resources, or the California State Historic Landmarks.

4.2 Sacred Lands File & Native American Contacts List Request

The California Native American Heritage Commission (NAHC) was contacted on March 1, 2024, to conduct a Sacred Lands File (SLF) search, and to obtain a list of tribes culturally and geographically affiliated with the Project area (Appendix B). On March 11, 2024, the NAHC indicated there are no Native American traditional cultural places or sacred sites within or near the Project area. The NAHC provided a list of five (5) Tulare County Native American groups and individuals affiliated with the local tribes. On March 14, 2024, Heather Froshour sent letters to all individuals describing the location, and the nature of the project. In each letter, Heather Froshour included a request for information regarding prehistoric, historic, ethnographic land use, as well as contemporary Native American values.

Soar Environmental did not receive comments from the Tulare County Native American groups or affiliated individuals regarding the proposed housing subdivision development at the project location.

4.3 HISTORIC AERIAL IMAGE REVIEW

A review of the historic aerial imagery reveals two (2) structures in the far northwest corner of the Project area as early as 1956, with the rest of the Project area being used for agricultural crops. Roadways running along the north, E. Caldwell Ave/Ave 280, and west edge of the Project area are also visible at this time, with an irrigation ditch running along the east edge to south tip. By the 1969 historic aerial an additional structure to the far northeast corner is visible. All three (3) structures and roadways are still present today (Nationwide Environmental Title Research, LLC 2020). Although these structures are historic, and are encompassed by the initial Project area polygon, none of the structures are located within the 178-unit housing subdivision planning map and thus will not be disturbed by construction and grading activities.

5.0 PREVIOUS DISTURBANCES IN THE PROJECT AREA

The Project area is located within an area that has undergone anthropogenic modifications, primarily from activities related to residential development and agricultural activities. Likewise, the surface of the Project area has undergone surface grading and intense subsurface disturbance from previous residential construction and agricultural plowing. In some cases, the graded surface could exceed 24 inches (60 centimeters). This disturbance could exceed 5 feet (1.524 meters) in some areas.

In summary, the following previous disturbances have occurred within or immediately adjacent to the Project area:

- Surface grading and subsurface disturbance for main building, outbuilding construction of residential buildings (3) and one paved road (Ave 280).
- Surface grading and maintenance of current and historic roads
- Agriculture (Plum Orchard).
- Direct feed irrigation.
- Agriculture.

6.0 FIELD SURVEY METHODS AND RESULTS

The basic criteria for determining the presence of prehistoric and historic cultural resources in local urban and rural settings generally includes:

- Presence of flaking debris derived from stone tool manufacturing
- Presence of marine shell and/or other faunal remains

- Occurrence of material culture artifacts
- Surface expressions of cultural features
- Bedrock mortars and related milling features/components
- Soil discolorations or atypical soil manifestations
- Stone/adobe features associated with structural remains
- Diagnostic ceramics derived from Spanish, Mexican, or later periods
- Historic iron and glassware, cans, privy pits, domestic occupational debris

This investigation included the following tasks:

- Review of regional history and previous cultural resource sites and studies within the Project area and the vicinity.
- Examination of archival topographic maps and aerial photographs for the Project area and the general vicinity.
- Request for a California Historical Resources Information System data request of the Project area and 0.50-mile radius through the Southern San Joaquin Valley Information Center
- Request for a NAHC Sacred Lands File Search for the Project area and 0.50-mile radius. Contact with Tribal groups and individuals as named by the NAHC.
- Evaluate the potential for the proposed Project to result in significant impacts to cultural resources including the potential to impact buried cultural resources with no surface expression.
- Intensive Phase 1 pedestrian survey with transect intervals of 49.21 feet (15 meters) of the Project area.
- Develop recommendations associated with impacts to cultural resources following the guidelines as outlined in the Regulatory Setting.

Ms. Froshour and Mr. Rowland conducted the field survey of the Project area on March 12, 2024. The Project area was examined by systematic pedestrian inspection of the ground surface. Transect intervals varied from 49.21 feet (15 meters). Disturbances immediately adjacent to the Project area were also examined for primary and secondary surface archaeological indicators.

The approximately 43.6-acre Project area consists mostly of parcels 124-010-001, 124-010-002, 124-010-003, 124-010-005, 124-010-007 with agricultural industry as its primary use (Figures 1-3). The surface visibility of the Project area, defined as the approximate percentage of native soils visible during field survey of a given project component, was estimated at 80-90% within the Project area. The ground surface was covered by approximately 43.6-acres of non-native grasses and fruit bearing plum trees.

In summary, no *in situ* cultural resources, or isolate materials potentially derived from primary or secondary archaeological contexts, were observed on the surface of the Project area.

7.0 RECOMMENDED ACTIONS AND MITIGATION MEASURES

There appears to be a low possibility for subsurface cultural resources in the Project area, based on the results of the archival research, and the fact that no known resource have been detected during previous disturbances within the construction footprint of the Project area. There are no recorded cultural resources within the 0.5-mile buffer radius that are listed in the National Register of Historic Places, the California Register of Historical Resources, the California Points of Historical Interest, California Inventory of Historic Resources, or the California State Historic Landmarks. No site testing or mitigation measures are recommended or required, unless previously undiscovered cultural resources are detected during construction.

A potential always exists to encounter previously undetected cultural resources. If cultural materials (prehistoric and/or historic artifacts) are detected during the course of ground disturbances associated with this project, all work in the immediate area of the find shall be halted until a qualified archaeologist can inventory and assess the significance of the find(s). At that point, the resources shall be evaluated in accordance with the procedures set forth in the California Environmental Quality Act (CEQA) 21083.2, sections 15064.5 and 15126.4, and the criteria regarding resource eligibility to the California Register of Historic Resources (CRHR).

If a resource cannot be avoided, then the resource must be examined vis-à-vis the provisions in the County Guidelines, and CEQA Sections 15064.5 and 15126.4 and the eligibility criteria as an “important” or “unique archaeological resource”, as appropriate. In many cases, determination of a resource’s eligibility can only be made through extensive research and archaeological testing.

Human remains are addressed by State of California Health and Safety Code Section 7050.5. This code section states that no further disturbance shall occur until the County Coroner has made a determination of the origin and disposition of the remains, pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the human remains are determined to be prehistoric/ethnohistoric Native American remains, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendent (MLD). The MLD shall complete the inspection of the site within 24 hours of notification, and may potentially recommend scientific removal, reburial, nondestructive analysis of human remains, and/or specific treatment of associated burial goods.

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FIGURES

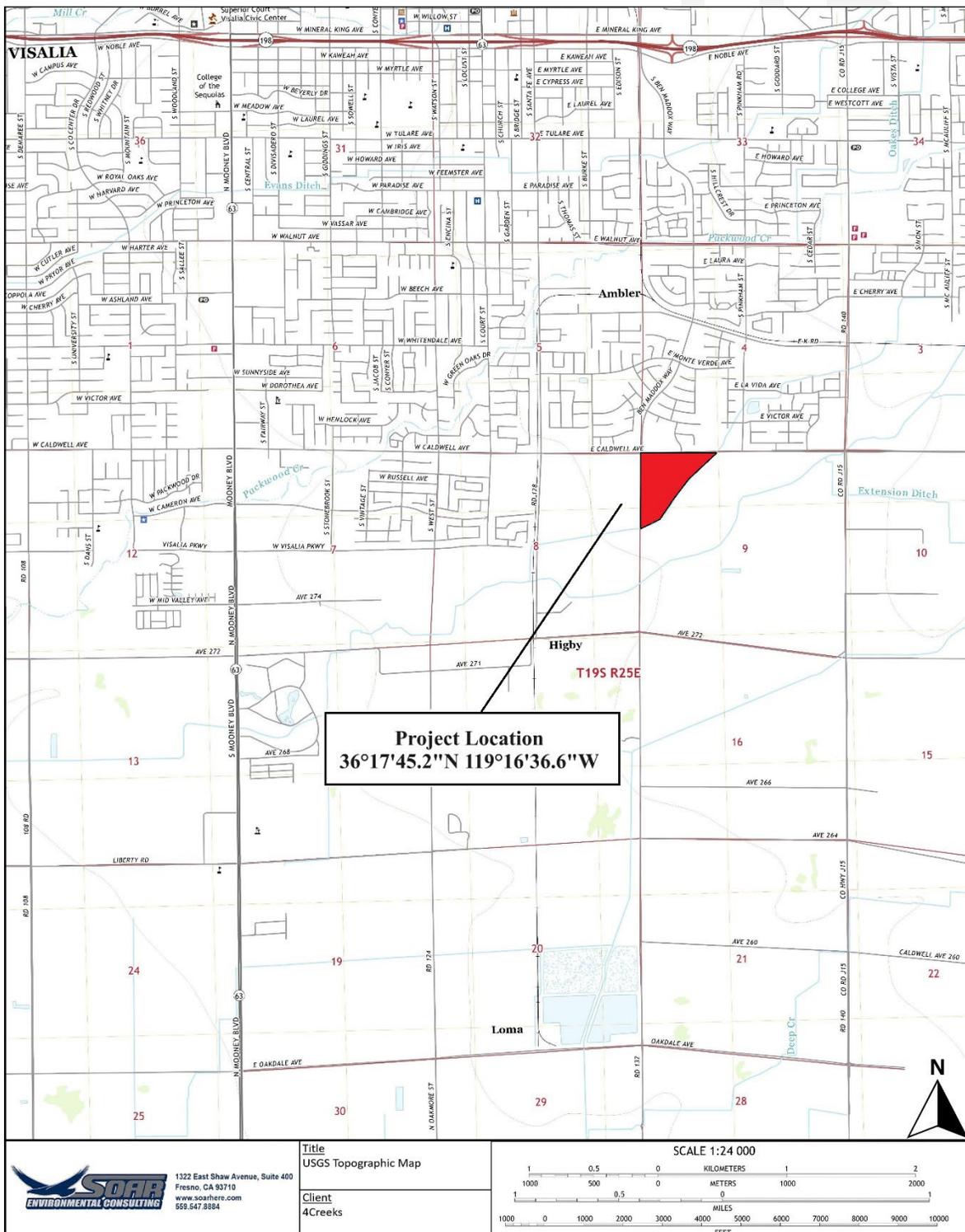
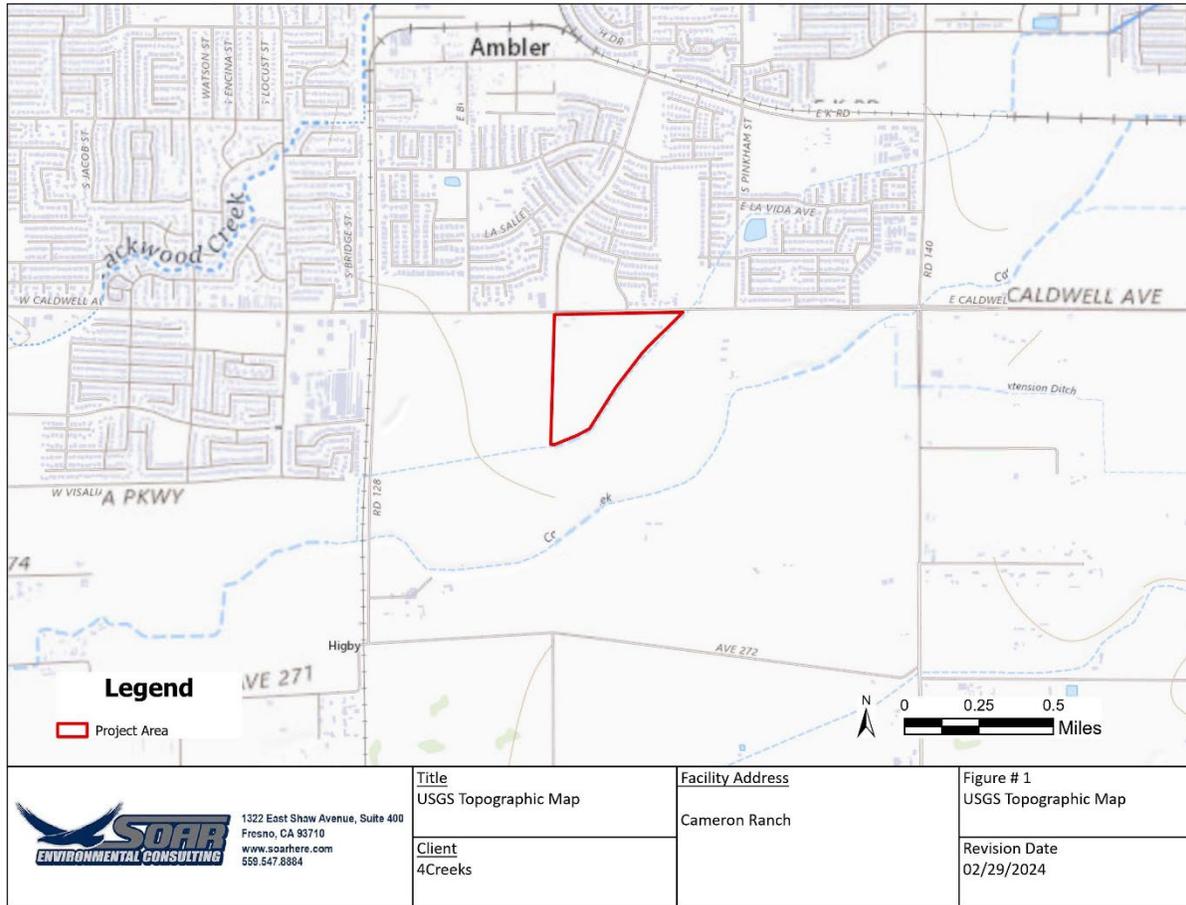


Figure 1— Project Location, adapted from USGS 7.5' series Visalia, California, 2021



Source: USGS Topo Maps, 2023; Data Source: City of Visalia, 2023; Soar, 2024

Figure 2— Project Boundary Map adapted from USGS 7.5' series Visalia, California, 2003

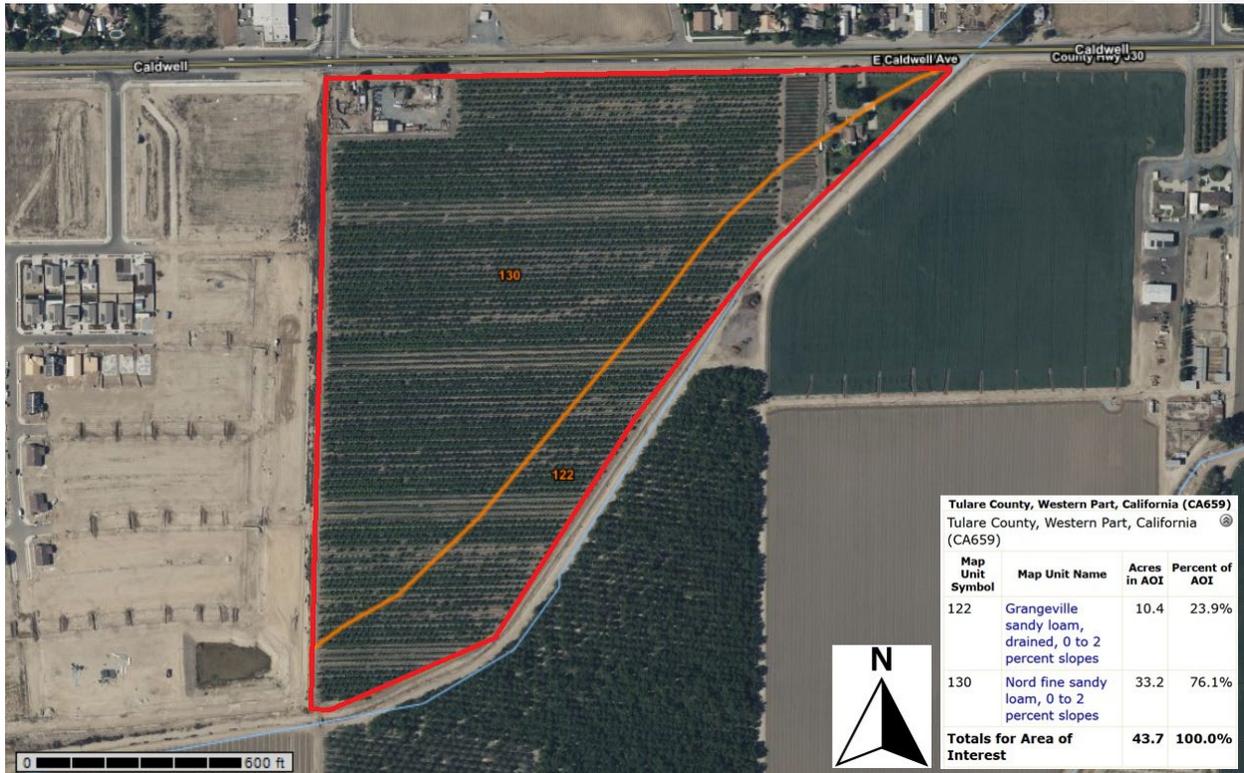


Figure 3— Soil Types Occurring in the Project area

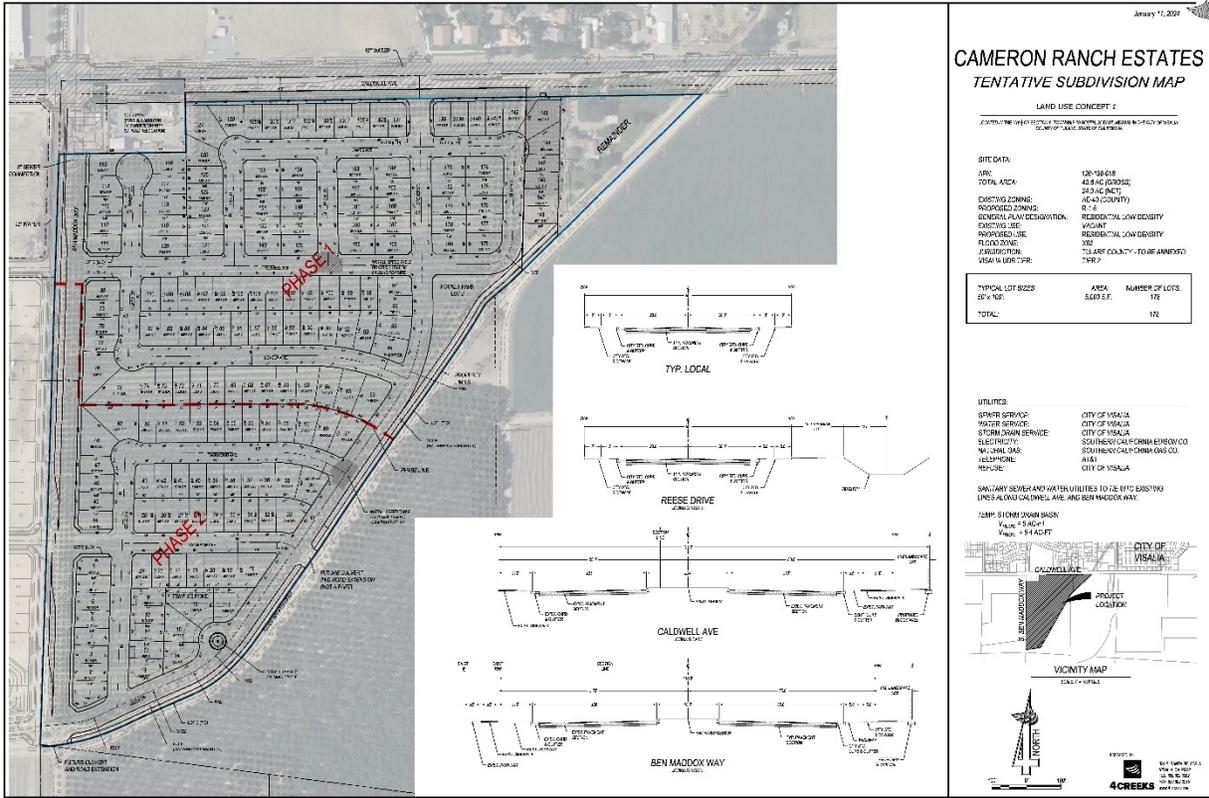


Figure 4— Proposed Site Plan



Figure 5— Overview of dirt road west of 1345 E Caldwell Ave, facing south



Figure 6— North edge of Tulare irrigation ditch toward agricultural field, facing southwest



Figure 7— Overview from east edge of Project area, facing west



Figure 8— Overview from south edge of Project area, facing north



Figure 9— Metal bridge between properties outside south edge of Project area, facing east



Figure 10— Overview from south-southwest of Project area, facing northeast



Figure 11— Overview from west edge of Project area, facing east



Figure 12— Overview of northwest bend in orchard, facing north



Figure 13— Overview from northwest corner of Project area, facing south



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APPENDIX A

Southern San Joaquin Valley Information Center Records Search



Cultural Resources Records Search Request

Friday, March 1, 2024

Southern San Joaquin Valley Information Center
California State University Bakersfield
Mail Stop: 72DOB
9001 Stockdale Highway
Bakersfield, CA 93311-1022
Tel: 661.654.2289
ssjvic@csub.edu

RE: Phase I CEQA Cultural Resource Assessment Report for proposed housing development bounded by E Caldwell Ave and the Tulare Irrigation Ditch, Visalia, CA, 93292. APNs 124-010-001, 124-010-002, 124-010-003, 124-010-005, 124-010-007.

Dear Celeste,

Please find attached one project location map, shapefiles, and the SSJVIC/CHRIS Data Request Form for the proposed housing development project in Visalia, California. The proposed project is situated on the Visalia, California (2021), USGS 7.5' Series Quadrangle, T 19S, R 25E, S 9. The 43.6-acre project area is located on APNs 124-010-001, 124-010-002, 124-010-003, 124-010-005, 124-010-007 and is bounded by E. Caldwell Ave and the Tulare Irrigation Ditch in Visalia, California. The project is for a proposed 178 lot housing development with a center at approximately WGS 84 11N 295548 E 4019172 N.

Please conduct a normal rate records search, including no more than a 0.50-mile radius buffer, of the project location illustrated on the attached map. Please provide the following information:

- PDF of all site records and associated survey reports (Note: PDF/photocopy only those site reports that appear to be pertinent to the immediate project location and search area; surveys and other site/resources can be listed, with full reports requested later if necessary).
- A list of all previous sites and surveys within the search area.
- A confirmation of any sites, structures, or linear features on local, state, and/or federal registers/lists in the project location or the 0.50-mile search area that are not yet mapped on the GIS.

If the normal records search costs will exceed \$500.00, or if you have any questions or comments, please e-mail me at hfroshour@soarhere.com. Please contact me as soon as possible if there will be any delays with the records search, as the client may request an expedited search. Please email the encrypted search results in PDF format to: hfroshour@soarhere.com.

Many thanks in advance for your assistance with this project.

Most Sincerely,

Heather Froshour, M.A., R.P.A.
Sr. Archaeologist
Soar Environmental Consulting, Inc.
207.232.8912

CHRIS Data Request Form

ACCESS AND USE AGREEMENT NO.: _____ **IC FILE NO.:** _____

To: _____ Information Center

Print Name: _____ Date: _____

Affiliation: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Billing Address (if different than above): _____

Billing Email: _____ Billing Phone: _____

Project Name / Reference: _____

Project Street Address: _____

County or Counties: _____

Township/Range/UTMs: _____

USGS 7.5' Quad(s): _____

PRIORITY RESPONSE (Additional Fee): yes / no

TOTAL FEE NOT TO EXCEED: \$ _____

(If blank, the Information Center will contact you if the fee is expected to exceed \$1,000.00)

Special Instructions:

Information Center Use Only

Date of CHRIS Data Provided for this Request: _____

Confidential Data Included in Response: yes / no

Notes: _____

CHRIS Data Request Form

Mark the request form as needed. Attach a PDF of your project area (with the radius if applicable) mapped on a 7.5' USGS topographic quadrangle to scale 1:24000 ratio 1:1 neither enlarged nor reduced and include a shapefile of your project area, if available. Shapefiles are the current CHRIS standard for submitting digital spatial data for your project area or radius. **Check with the appropriate IC for current availability of digital data products.**

- Documents will be provided in PDF format. Paper copies will only be provided if PDFs are not available at the time of the request or under specially arranged circumstances.
- Location information will be provided as a digital map product (Custom Maps or GIS data) unless the area has not yet been digitized. In such circumstances, the IC may provide hand drawn maps.
- In addition to the \$150/hr. staff time fee, client will be charged the Custom Map fee when GIS is required to complete the request [e.g., a map printout or map image/PDF is requested and no GIS Data is requested, or an electronic product is requested (derived from GIS data) but no mapping is requested].

For product fees, see the CHRIS IC Fee Structure on the [OHP website](#).

1. Map Format Choice:

Select One: Custom GIS Maps GIS Data Custom GIS Maps **and** GIS Data No Maps

Any selection below left unmarked will be considered a "no. "

Location Information:

	Within project area	Within _____	radius
ARCHAEOLOGICAL Resource Locations¹	yes / no	yes / no	
NON-ARCHAEOLOGICAL Resource Locations Report Locations¹	yes / no	yes / no	
"Other" Report Locations²	yes / no	yes / no	

3. Database Information:

(contact the IC for product examples, or visit the [SSJVIC website](#) for examples)

	Within project area	Within _____	radius
ARCHAEOLOGICAL Resource Database¹			
List (PDF format)	yes / no	yes / no	
Detail (PDF format)	yes / no	yes / no	
Excel Spreadsheet	yes / no	yes / no	
NON-ARCHAEOLOGICAL Resource Database			
List (PDF format)	yes / no	yes / no	
Detail (PDF format)	yes / no	yes / no	
Excel Spreadsheet	yes / no	yes / no	
Report Database¹			
List (PDF format)	yes / no	yes / no	
Detail (PDF format)	yes / no	yes / no	
Excel Spreadsheet	yes / no	yes / no	
Include "Other" Reports ²	yes / no	yes / no	

4. Document PDFs (paper copy only upon request):

	Within project area	Within _____	radius
ARCHAEOLOGICAL Resource Records ¹	yes / no	yes / no	
NON-ARCHAEOLOGICAL Resource Records Reports ¹	yes / no	yes / no	
"Other" Reports ²	yes / no	yes / no	

CHRIS Data Request Form

5. Eligibility Listings and Documentation:

	Within project area	Within _____	radius
OHP Built Environment Resources Directory³:			
Directory listing only (Excel format)	yes / no	yes / no	
Associated documentation ⁴	yes / no	yes / no	
OHP Archaeological Resources Directory^{1,5}:			
Directory listing only (Excel format)	yes / no	yes / no	
Associated documentation ⁴	yes / no	yes / no	
California Inventory of Historic Resources (1976):			
Directory listing only (PDF format)	yes / no	yes / no	
Associated documentation ⁴	yes / no	yes / no	

6. Additional Information:

The following sources of information may be available through the Information Center. However, several of these sources are now available on the [OHP website](#) and can be accessed directly. The Office of Historic Preservation makes no guarantees about the availability, completeness, or accuracy of the information provided through these sources. Indicate below if the Information Center should review and provide documentation (if available) of any of the following sources as part of this request.

Caltrans Bridge Survey	yes / no
Ethnographic Information	yes / no
Historical Literature	yes / no
Historical Maps	yes / no
Local Inventories	yes / no
GLO and/or Rancho Plat Maps	yes / no
Shipwreck Inventory	yes / no
Soil Survey Maps	yes / no

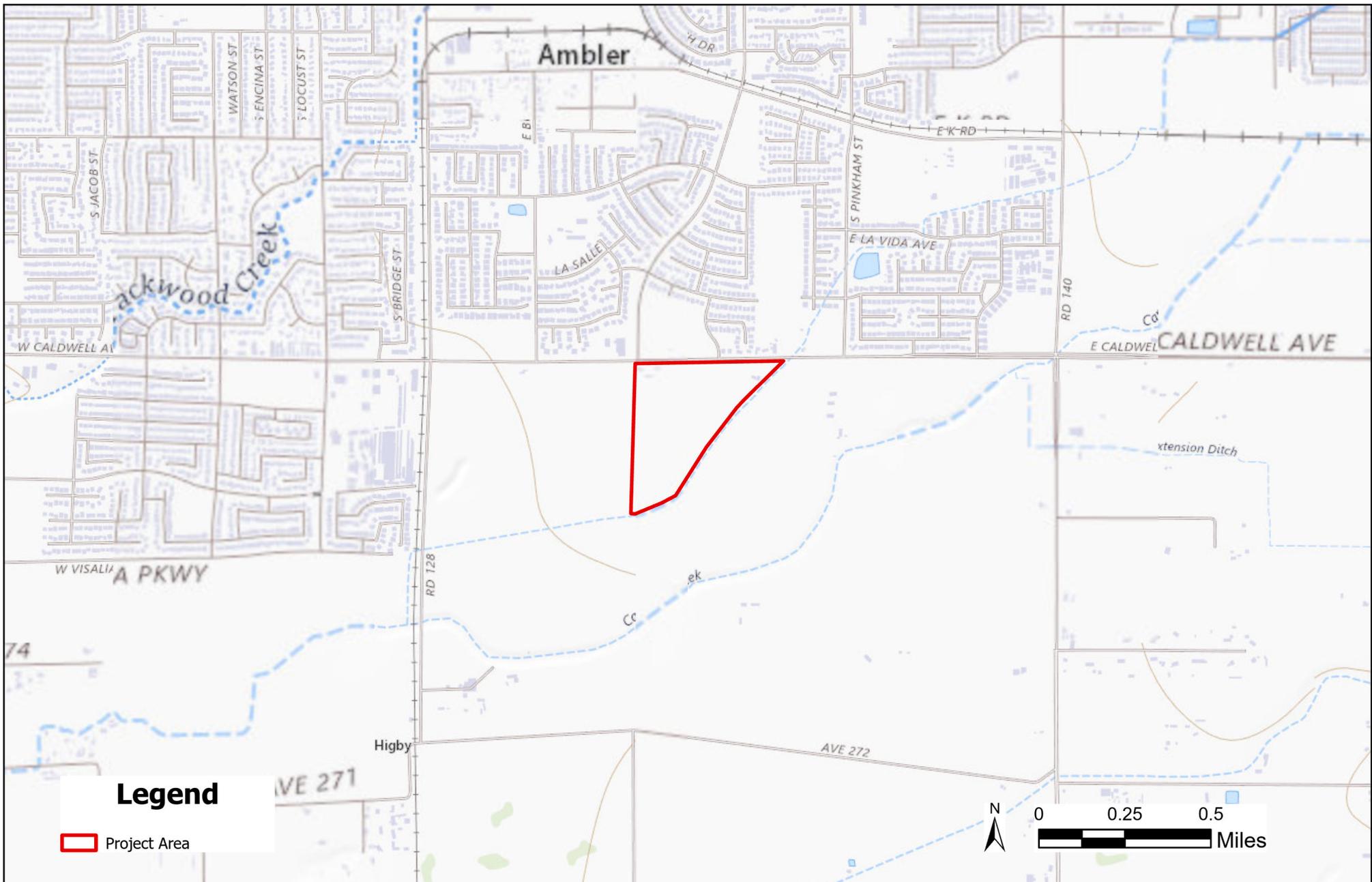
¹ In order to receive archaeological information, requestor must meet qualifications as specified in Section III of the current version of the California Historical Resources Information System Information Center Rules of Operation Manual and be identified as an Authorized User or Conditional User under an active CHRIS Access and Use Agreement.

² "Other" Reports GIS layer consists of report study areas for which the report content is almost entirely non-fieldwork related (e.g., local/regional history, or overview) and/or for which the presentation of the study area boundary may or may not add value to a record search.

³ Provided as Excel spreadsheets with no cost for the rows; the only cost for this component is IC staff time. Includes, but not limited to, information regarding National Register of Historic Places, California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and historic building surveys. Previously known as the HRI and then as the HPD, it is now known as the Built Environment Resources Directory (BERD). The Office of Historic Preservation compiles this documentation and it is the source of the official status codes for evaluated resources.

⁴ Associated documentation will vary by resource. Contact the IC for further details.

⁵ Provided as Excel spreadsheets with no cost for the rows; the only cost for this component is IC staff time. Previously known as the Archaeological Determinations of Eligibility, now it is known as the Archaeological Resources Directory (ARD). The Office of Historic Preservation compiles this documentation and it is the source of the official status codes for evaluated resources.



 <p>1322 East Shaw Avenue, Suite 400 Fresno, CA 93710 www.soarhere.com 559.547.8884</p>	<p>Title USGS Topographic Map</p>	<p>Facility Address Cameron Ranch</p>	<p>Figure # 1 USGS Topographic Map</p>
	<p>Client 4Creeks</p> <p style="text-align: center;">498</p>	<p>Revision Date 02/29/2024</p>	



3/11/2024

Heather Froshour
Soar Environmental Consulting
1322 East Shaw Ave., Suite 400
Fresno, CA 93710

Re: Phase I Cultural Resources Assessment Report Cameron Ranch
Records Search File No.: 24-101

The Southern San Joaquin Valley Information Center received your record search request for the project area referenced above, located on Visalia 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:	P-54-005062, 005063
Resources within 0.5 mile radius:	P-54-005061, 005064, 005065, 005296
Reports within project area:	TU-00041, 01190, 01659
Reports within 0.5 mile radius:	TU-00103, 01501

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.glorerecords.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 archeological 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 Officer, 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,



Jeremy E David
Assistant Coordinator

Resource List

SSJVIC Record Search 24-101

Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-54-005061		Resource Name - 841 E. Caldwell Avenue	Building	Historic	HP02	2008 (Kathryn Haley, ICF Jones & Stokes)	TU-01659
P-54-005062		Resource Name - 1309 E. Caldwell Ave	Building	Historic	HP02	2008 (Kathryn Haley, ICF Jones & Stokes)	TU-01659
P-54-005063		Resource Name - 1345 Caldwell Avenue	Building	Historic	HP02; HP04	2008 (Kathryn Haley, ICF Jones & Stokes)	TU-01659
P-54-005064		Resource Name - 1744 and 1748 Caldwell Avenue	Building	Historic	HP02; HP08	2008 (Kathryn Haley, ICF Jones & Stokes)	TU-01659
P-54-005065		Resource Name - 1922 E. Caldwell Avenue	Building	Historic	HP02	2008 (Kathryn Haley, ICF Jones & Stokes)	TU-01659
P-54-005296	CA-TUL-003103H	Resource Name - Tulare Irrigation District Canal; Resource Name - CWA20-221-1; SB-97-H1; SB-97-H2; SB-97-H3; Resource Name - Old 99 Ditch of the Tulare Irrigation District; Resource Name - North Branch of the Kaweah Canal; Resource Name - Main Canal, Section 29	Structure	Historic	AH06; HP20	1997 (Emily Anderson, David Livingstone, KEA Environment); 1997 (Emily Adnerson, David Livingstone, KEA Environment); 1997 (Emily Anderson, David Livingstone, KEA Environment); 2007 (Matthew Armstrong, Randy Ottenhoff, Pacific Legacy, Inc.); 2009 (Rebecca S. Orfila, RSO Consulting); 2016 (Alberto Foglia and Annemarie Cox, PanGIS, Inc.); 2017 (Randy Baloian, Applied EarthWorks, Inc); 2022 (Karana Hattersley-Drayton, Taylored Archaeology)	TU-01837, TU-01936

Report List

SSJVIC Record Search 24-101

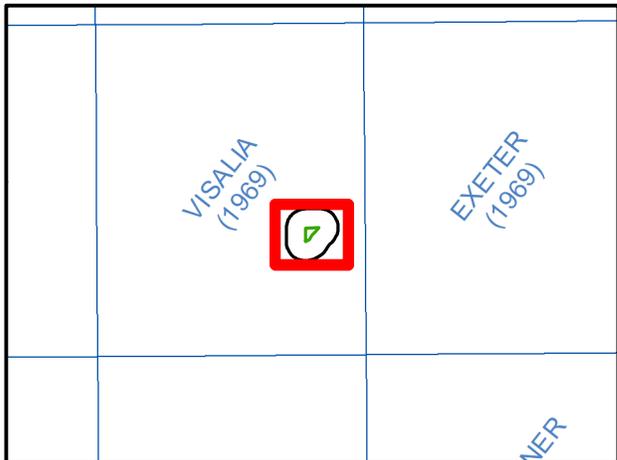
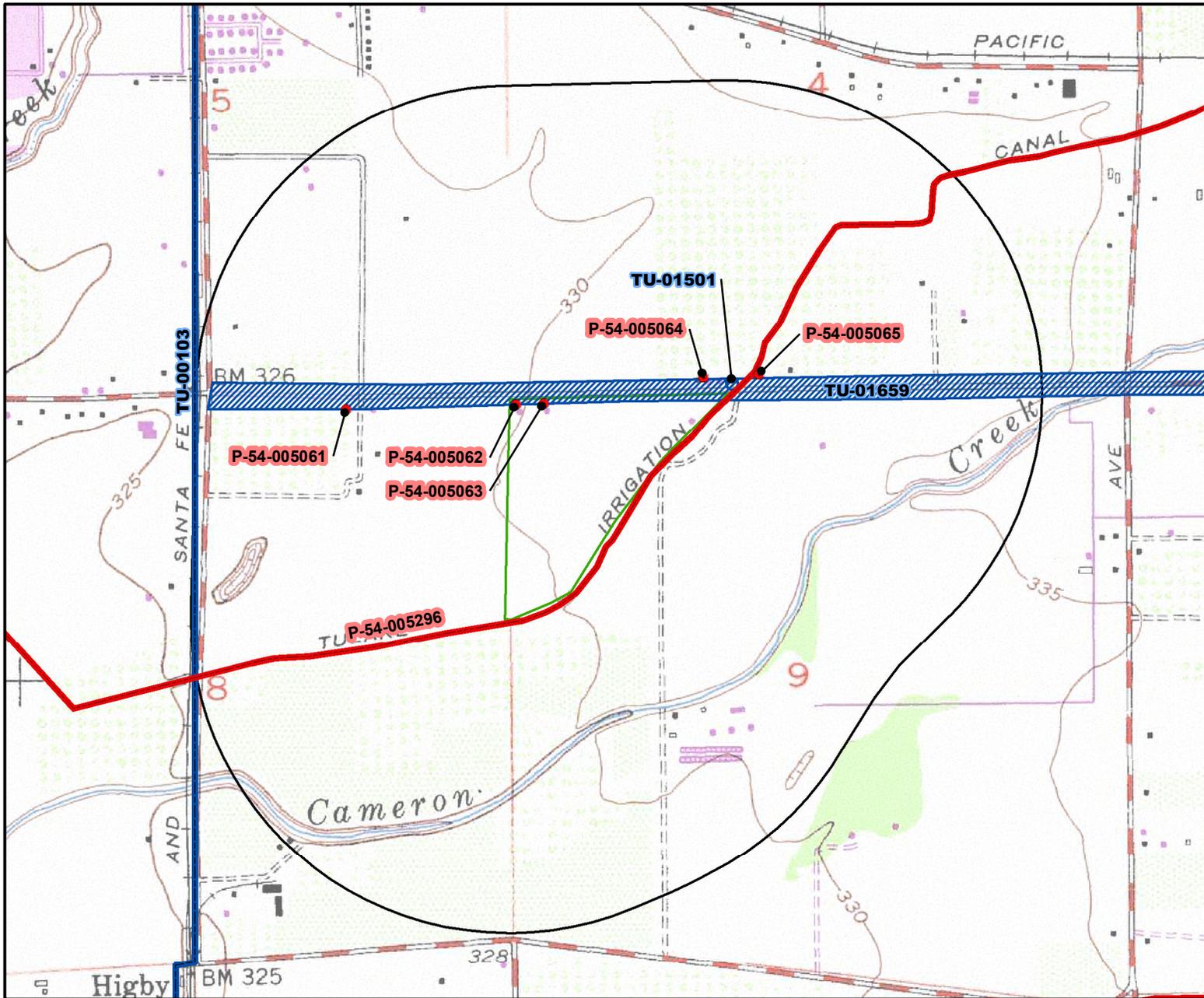
Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
TU-00041	BLM - Permit No. CA-95-01-0004; NADB-R - 1141258	1995	Self, William	Class I Overview, Santa Fe Pacific Pipeline Partners, L.P., Proposed Concord to Colton Pipeline Project	William Self Associates	
TU-00103		1997	Wickstrom, Brian and Anderson, Emily	Cultural Resource Survey for the Selma to Bakersfield Fiberoptic Line, Southern San Joaquin Valley, California	KEA Environmental, Inc.	54-003608, 54-003914, 54-003915, 54-003916, 54-003917
TU-01190		1957	Mitchell, Annie R.	Jim Savage and the Tulareño Indians	Westernlore Press	
TU-01501		2010	O'Connell, Keith A.	Verizon Cellular Communications Tower Site - East Caldwell 1748 East Caldwell Avenue (APN: 126-120-064) Visalia, California 93292	URS Corporation	
TU-01659	Agency Nbr - EA 4C1214/4C1564	2009	Haley, Kathryn	Historic Property Survey Report for Avenue 280 Road Widening Project, Tulare County, California	ICF Jones & Stokes	54-002179, 54-004887, 54-005056, 54-005057, 54-005058, 54-005059, 54-005060, 54-005061, 54-005062, 54-005063, 54-005064, 54-005065, 54-005066, 54-005067, 54-005068, 54-005069, 54-005070, 54-005071, 54-005072, 54-005073, 54-005074, 54-005075, 54-005076, 54-005077, 54-005078, 54-005079, 54-005080, 54-005081, 54-005082, 54-005083, 54-005084, 54-005085, 54-005086, 54-005087
TU-01659A		2009	Haley, Kathryn	Avenue 280 Road Widening Project Historic Resources Evaluation Report	ICF Jones & Stokes (for Cal Trans)	
TU-01659B		2009	O'Brien, Traci	Avenue 280 Road Widening Project Archaeological Survey Report	ICF Jones & Stokes (for Cal Trans)	

California
Historical
Resources
Information
System



Fresno
Kern
Kings
Madera
Tulare

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



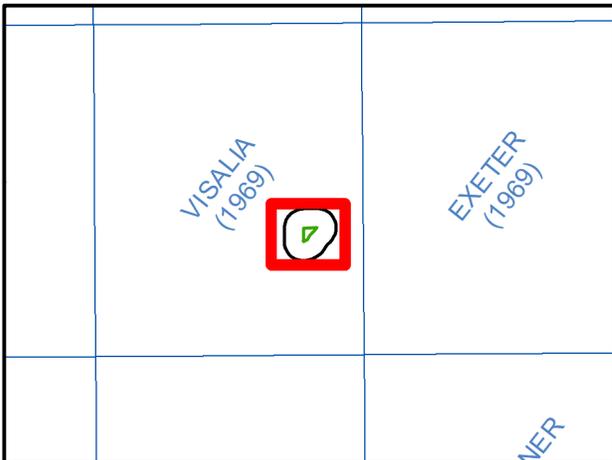
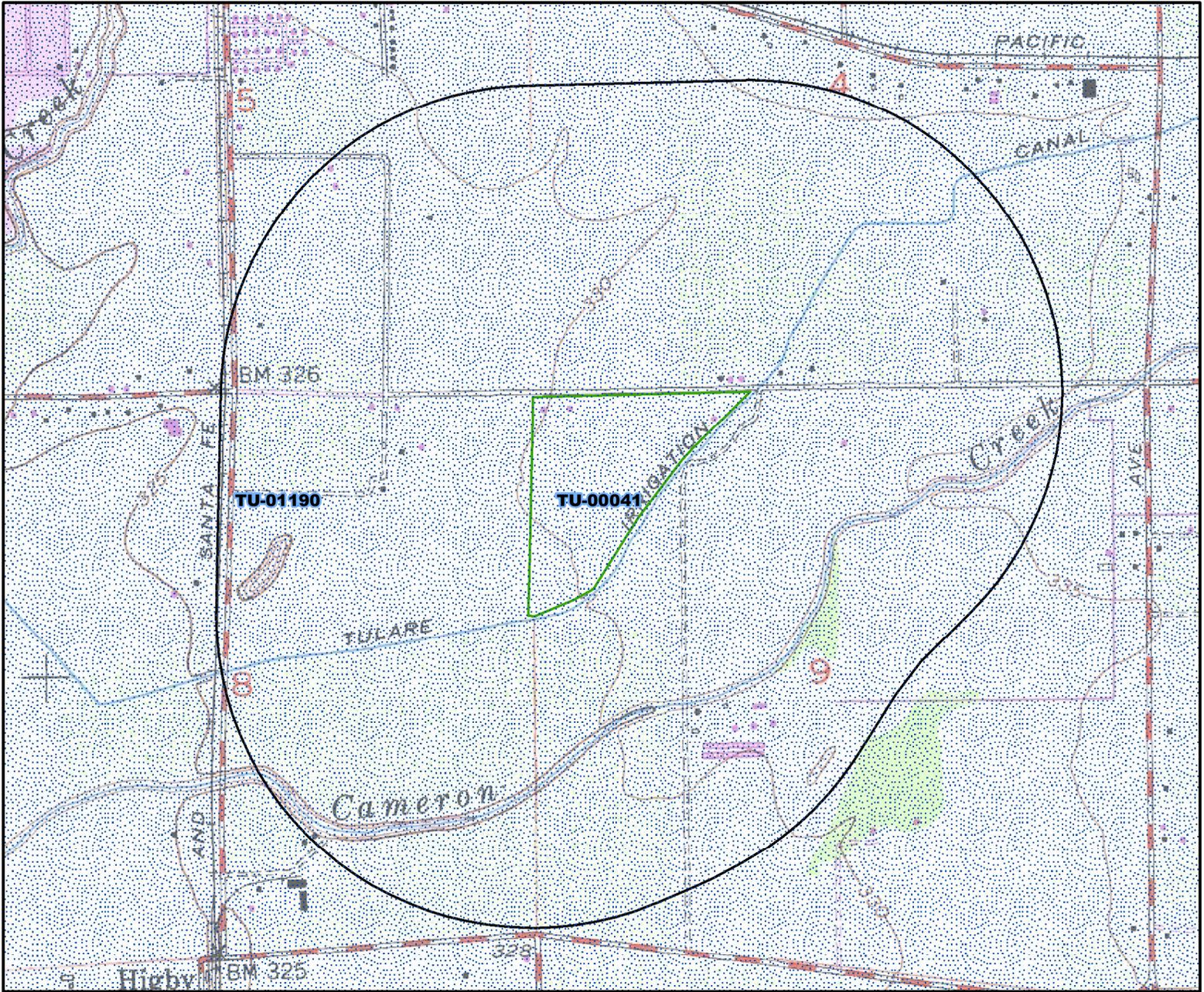
May depict confidential cultural resource locations. Do not distribute.
Map pages depicting no data have been excluded.

Project Area
 Record Search radius

0 0.075 0.15 0.3 Miles

0 0.1 0.2 0.4 Kilometers

SSJV Information Center Record Search 24-101
 Requester: Heather Froshour; Soar Environmental Consulting Inc.
 Project Name: Phase I Cultural Resources Assessment Report Cameron Ranch
 USGS 7.5' Quad(s): Visalia
 County: Tulare



May depict confidential cultural resource locations. Do not distribute.
Map pages depicting no data have been excluded.

Project Area
 Record Search radius

0 0.075 0.15 0.3 Miles

0 0.1 0.2 0.4 Kilometers

"Other" Reports
 SSJV Information Center Record Search 24-101
 Requester: Heather Froshour; Soar Environmental Consulting Inc.
 Project Name: Phase I Cultural Resources Assessment Report Cameron Ranch
 USGS 7.5' Quad(s): Visalia
 County: Tulare



Corporate Headquarters
1322 E. Shaw Avenue, Suite 400 Fresno, CA, 93710
www.soarhere.com • 559.547.8884

APPENDIX B

Sacred Lands File & Native American Contacts List Request



Sacred Lands File & Native American Contacts List Request

Friday, March 1, 2024

Native American Heritage Commission
1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691
Tel: 916.373.3710
Fax: 916.373.5471
nahc@nahc.ca.gov

RE: Phase I CEQA Cultural Resource Assessment Report for proposed housing development bounded by E Caldwell Ave and the Tulare Irrigation Ditch, Visalia, CA, 93292. APNs 124-010-001, 124-010-002, 124-010-003, 124-010-005, 124-010-007.

Dear Sir/Madam,

Please find attached one project location map, Sacred Lands File NA Contact Form, and Local Government Tribal Consultation List Request for the proposed housing development project in Visalia, California. The proposed project is situated on the Visalia, California (2021), USGS 7.5' Series Quadrangle, T 19S, R 25E, S 9. The 43.6-acre project area is located on APNs 124-010-001, 124-010-002, 124-010-003, 124-010-005, 124-010-007 and is bounded by E. Caldwell Ave and the Tulare Irrigation Ditch in Visalia, California. The project is for a proposed 178 lot housing development with a center at approximately WGS 84 11N 295548 E 4019172 N.

This letter is intended to inform you of the project and to help ensure compliance with the California Environmental Quality Act (CEQA). As part of the Cultural Resources Study for the project, we are requesting your insights on potential Native American cultural properties and resources in and/or near the project.

Please respond at your earliest convenience if you have any information to consider for this study.

Also, we would greatly appreciate if you could review the attached map and indicate to us if there are any concerns you might have or input regarding potentially sensitive cultural heritage values in the project area and vicinity.

Feel free to contact me by email at hfroshour@soarhere.com or phone at 207.232.8912.

Most Sincerely,

A handwritten signature in black ink, appearing to read "H. Froshour", with a long horizontal line extending to the right.

Heather Froshour, M.A., R.P.A.
Sr. Archaeologist
Soar Environmental Consulting, Inc.
207.232.8912

Local Government Tribal Consultation List Request

Native American Heritage Commission

1550 Harbor Blvd, Suite 100
West Sacramento, CA 95691
916-373-3710
916-373-5471 – Fax
nahc@nahc.ca.gov

Type of List Requested

CEQA Tribal Consultation List (AB 52) – *Per Public Resources Code § 21080.3.1, subs. (b), (d), (e) and 21080.3.2*

General Plan (SB 18) - *Per Government Code § 65352.3.*

Local Action Type:

___ General Plan ___ General Plan Element ___ General Plan Amendment

___ Specific Plan ___ Specific Plan Amendment ___ Pre-planning Outreach Activity

Required Information

Project Title: _____

Local Government/Lead Agency: _____

Contact Person: _____

Street Address: _____

City: _____ Zip: _____

Phone: _____ Fax: _____

Email: _____

Specific Area Subject to Proposed Action

County: _____ City/Community: _____

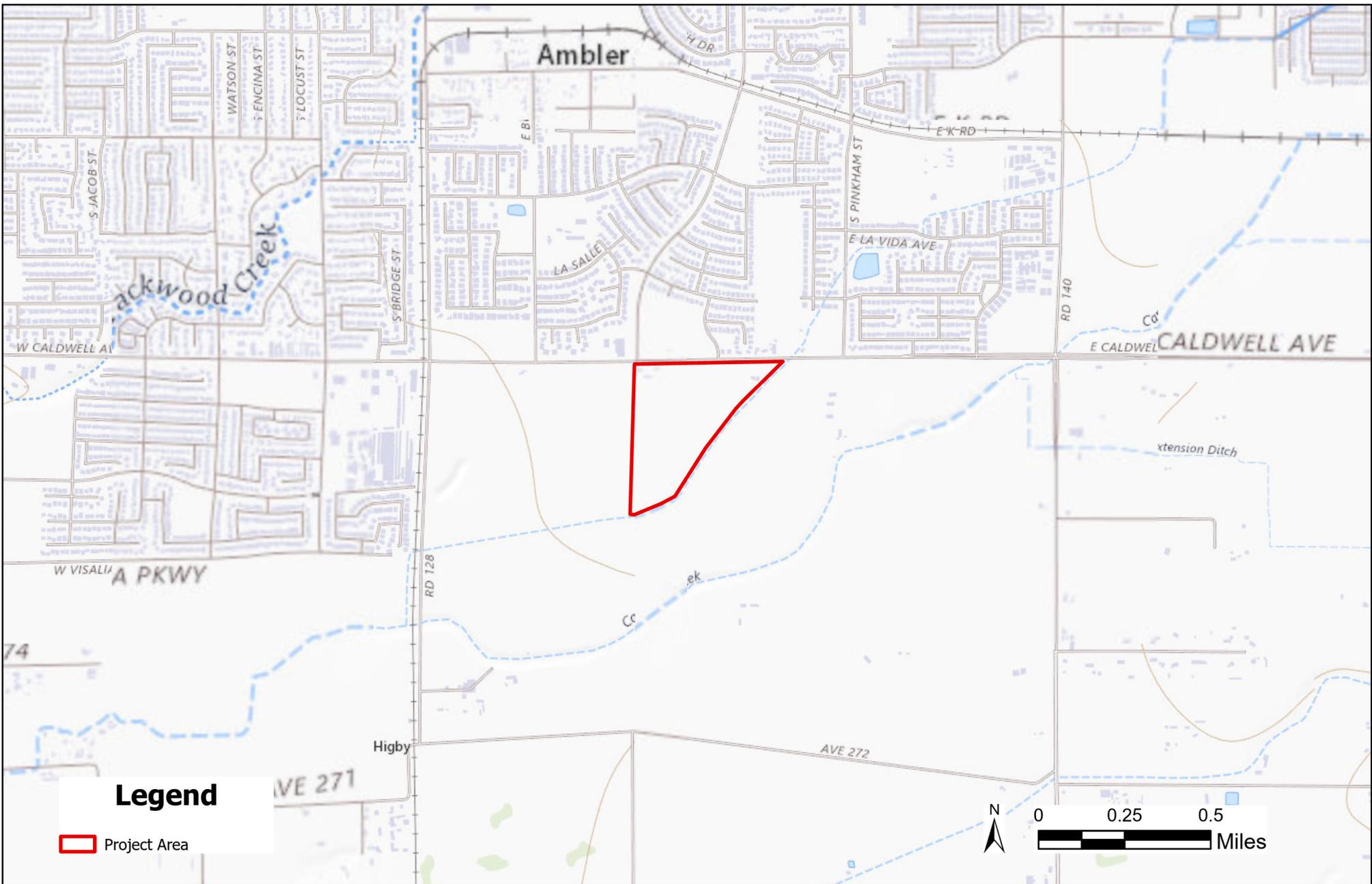
Project Description:

Additional Request

Sacred Lands File Search - *Required Information:*

USGS Quadrangle Name(s): _____

Township: _____ Range: _____ Section(s): _____




1322 East Shaw Avenue, Suite 400
 Fresno, CA 93710
 www.soarhere.com
 559.547.8884

Title USGS Topographic Map
Client 4Creeks
509

Facility Address Cameron Ranch
--

Figure # 1 USGS Topographic Map
Revision Date 02/29/2024

Source: USGS Topo Maps, 2023; Data Source: City of Visalia, 2023; Soar, 2024

NATIVE AMERICAN HERITAGE COMMISSION

March 11, 2024

Heather Froshour
Soar Environmental Consulting Inc.

Via Email to: hfroshour@soarhere.com

Re: Native American Tribal Consultation, Pursuant to the Assembly Bill 52 (AB 52), Amendments to the California Environmental Quality Act (CEQA) (Chapter 532, Statutes of 2014), Public Resources Code Sections 5097.94 (m), 21073, 21074, 21080.3.1, 21080.3.2, 21082.3, 21083.09, 21084.2 and 21084.3, Phase I Cultural Resources Assessment Report Cameron Ranch Project, Tulare County

To Whom It May Concern:

Pursuant to Public Resources Code section 21080.3.1 (c), attached is a consultation list of tribes that are traditionally and culturally affiliated with the geographic area of the above-listed project. Please note that the intent of the AB 52 amendments to CEQA is to avoid and/or mitigate impacts to tribal cultural resources, (Pub. Resources Code §21084.3 (a)) ("Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource.")

Public Resources Code sections 21080.3.1 and 21084.3(c) require CEQA lead agencies to consult with California Native American tribes that have requested notice from such agencies of proposed projects in the geographic area that are traditionally and culturally affiliated with the tribes on projects for which a Notice of Preparation or Notice of Negative Declaration or Mitigated Negative Declaration has been filed on or after July 1, 2015. Specifically, Public Resources Code section 21080.3.1 (d) provides:

Within 14 days of determining that an application for a project is complete or a decision by a public agency to undertake a project, the lead agency shall provide formal notification to the designated contact of, or a tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, which shall be accomplished by means of at least one written notification that includes a brief description of the proposed project and its location, the lead agency contact information, and a notification that the California Native American tribe has 30 days to request consultation pursuant to this section.

The AB 52 amendments to CEQA law does not preclude initiating consultation with the tribes that are culturally and traditionally affiliated within your jurisdiction prior to receiving requests for notification of projects in the tribe's areas of traditional and cultural affiliation. The Native American Heritage Commission (NAHC) recommends, but does not require, early consultation as a best practice to ensure that lead agencies receive sufficient information about cultural resources in a project area to avoid damaging effects to tribal cultural resources.

The NAHC also recommends, but does not require that agencies should also include with their notification letters, information regarding any cultural resources assessment that has been completed on the area of potential effect (APE), such as:

1. The results of any record search that may have been conducted at an Information Center of the California Historical Resources Information System (CHRIS), including, but not limited to:



CHAIRPERSON
Reginald Pagaling
Chumash

VICE-CHAIRPERSON
Buffy McQuillen
Yokayo Pomo, Yuki,
Nomlaki

SECRETARY
Sara Dutschke
Miwok

PARLIAMENTARIAN
Wayne Nelson
Luiseño

COMMISSIONER
Isaac Bojorquez
Ohlone-Costanoan

COMMISSIONER
Stanley Rodriguez
Kumeyaay

COMMISSIONER
Laurena Bolden
Serrano

COMMISSIONER
Reid Milanovich
Cahuilla

COMMISSIONER
Vacant

EXECUTIVE SECRETARY
Raymond C. Hitchcock
Miwok, Nisenan

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

- A listing of any and all known cultural resources that have already been recorded on or adjacent to the APE, such as known archaeological sites;
- Copies of any and all cultural resource records and study reports that may have been provided by the Information Center as part of the records search response;
- Whether the records search indicates a low, moderate, or high probability that unrecorded cultural resources are located in the APE; and
- If a survey is recommended by the Information Center to determine whether previously unrecorded cultural resources are present.

2. The results of any archaeological inventory survey that was conducted, including:

- Any report that may contain site forms, site significance, and suggested mitigation measures.

All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure in accordance with Government Code section 6254.10.

3. The result of any Sacred Lands File (SLF) check conducted through the Native American Heritage Commission was negative.

4. Any ethnographic studies conducted for any area including all or part of the APE; and

5. Any geotechnical reports regarding all or part of the APE.

Lead agencies should be aware that records maintained by the NAHC and CHRIS are not exhaustive and a negative response to these searches does not preclude the existence of a tribal cultural resource. A tribe may be the only source of information regarding the existence of a tribal cultural resource.

This information will aid tribes in determining whether to request formal consultation. In the event that they do, having the information beforehand will help to facilitate the consultation process.

If you receive notification of change of addresses and phone numbers from tribes, please notify the NAHC. With your assistance, we can assure that our consultation list remains current.

If you have any questions, please contact me at my email address: Murphy.Donahue@NAHC.ca.gov

Sincerely,

Murphy Donahue

Murphy Donahue
Cultural Resources Analyst

Attachment

Native American Heritage Commission
Native American Contact List
Tulare County
3/11/2024

County	Tribe Name	Fed (F) Non-Fed (N)	Contact Person	Contact Address	Phone #	Fax #	Email Address	Cultural Affiliation	Counties	Last Updated
Tulare	Santa Rosa Rancheria Tachi Yokut Tribe	F	Shana Powers, THPO	P.O. Box 8 Lemoore, CA, 93245	(559) 423-3900		spowers@tachi-yokut-nsn.gov	Southern Valley Yokut	Fresno,Kern,Kings,Merced,Monterey,San Benito,San Luis Obispo,Tulare	10/3/2023
	Santa Rosa Rancheria Tachi Yokut Tribe	F	Samantha McCarty, Cultural Specialist II	P.O. Box 8 Lemoore, CA, 93245	(559) 633-3440		smccarty@tachi-yokut-nsn.gov	Southern Valley Yokut	Fresno,Kern,Kings,Merced,Monterey,San Benito,San Luis Obispo,Tulare	10/3/2023
	Santa Rosa Rancheria Tachi Yokut Tribe	F	Nichole Escalon, Cultural Specialist I	P.O. Box 8 Lemoore, CA, 93245	(559) 924-1278		nescalone@tachi-yokut-nsn.gov	Southern Valley Yokut	Fresno,Kern,Kings,Merced,Monterey,San Benito,San Luis Obispo,Tulare	10/3/2023
	Tule River Indian Tribe	F	Neil Peyron, Chairperson	P.O. Box 589 Porterville, CA, 93258	(559) 781-4271	(559) 781-4610	neil.peyron@tulerivertribe-nsn.gov	Yokut	Alameda,Amador,Calaveras,Contra Costa,Fresno,Inyo,Kern,Kings,Madera,Mariposa,Merced,Monterey,Sacramento,San	
	Wuksachi Indian Tribe/Eshom Valley Band	N	Kenneth Woodrow, Chairperson	1179 Rock Haven Ct. Salinas, CA, 93906	(831) 443-9702		kwood8934@aol.com	Foothill Yokut Mono	Alameda,Calaveras,Contra Costa,Fresno,Inyo,Kings,Madera,Marin,Mariposa,Merced,Mono,Monterey,San Benito,San	6/19/2023

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and section 5097.98 of the Public Resources Code.

This list is only applicable for consultation with Native American tribes under Public Resources Code Sections 21080.3.1 for the proposed Phase I Cultural Resources Assessment Report Cameron Ranch Project, Tulare County.

Record: PROJ-2024-001375
Report Type: ABS2 GIS
Counties: Tulare
NAHC Group: All



Thursday, March 14, 2024

Santa Rosa Rancheria Tachi Yokut Tribe
P.O. Box 8
Lemoore, CA, 93245
Phone: (559) 924-1278
nescalone@tachi-yokut-nsn.gov

RE: Proposed housing development bounded by E Caldwell Ave and the Tulare Irrigation Ditch, Visalia, CA, 93292. APNs 124-010-001, 124-010-002, 124-010-003, 124-010-005, 124-010-007.

Dear Nichole Escalon, Cultural Specialist I,

Below, please find a description of the proposed project, a map showing the project location, and the name of our project point of contact, pursuant to Public Resources Code (PRC) § 21080.3.1 (d).

The proposed project is situated on the Visalia, California (2021), USGS 7.5' Series Quadrangle, T 19S, R 25E, S 9. The 43.6-acre project area is located on APNs 124-010-001, 124-010-002, 124-010-003, 124-010-005, 124-010-007 and is bounded by E. Caldwell Ave and the Tulare Irrigation Ditch in Visalia, California. The project is for a proposed 178 lot housing development with a center at approximately WGS 84 11N 295548 E 4019172 N.

4Creeks, Inc. has requested a Phase 1 Archaeological Resource Assessment (Phase 1 CRA) to determine the potential for cultural resources prior to development, pursuant to state and local laws, including the California Environmental Quality Act (CEQA) and Tulare County guidelines. Soar Environmental Consulting Inc. (Soar Environmental) proposes to complete the Phase 1 study for the present project.

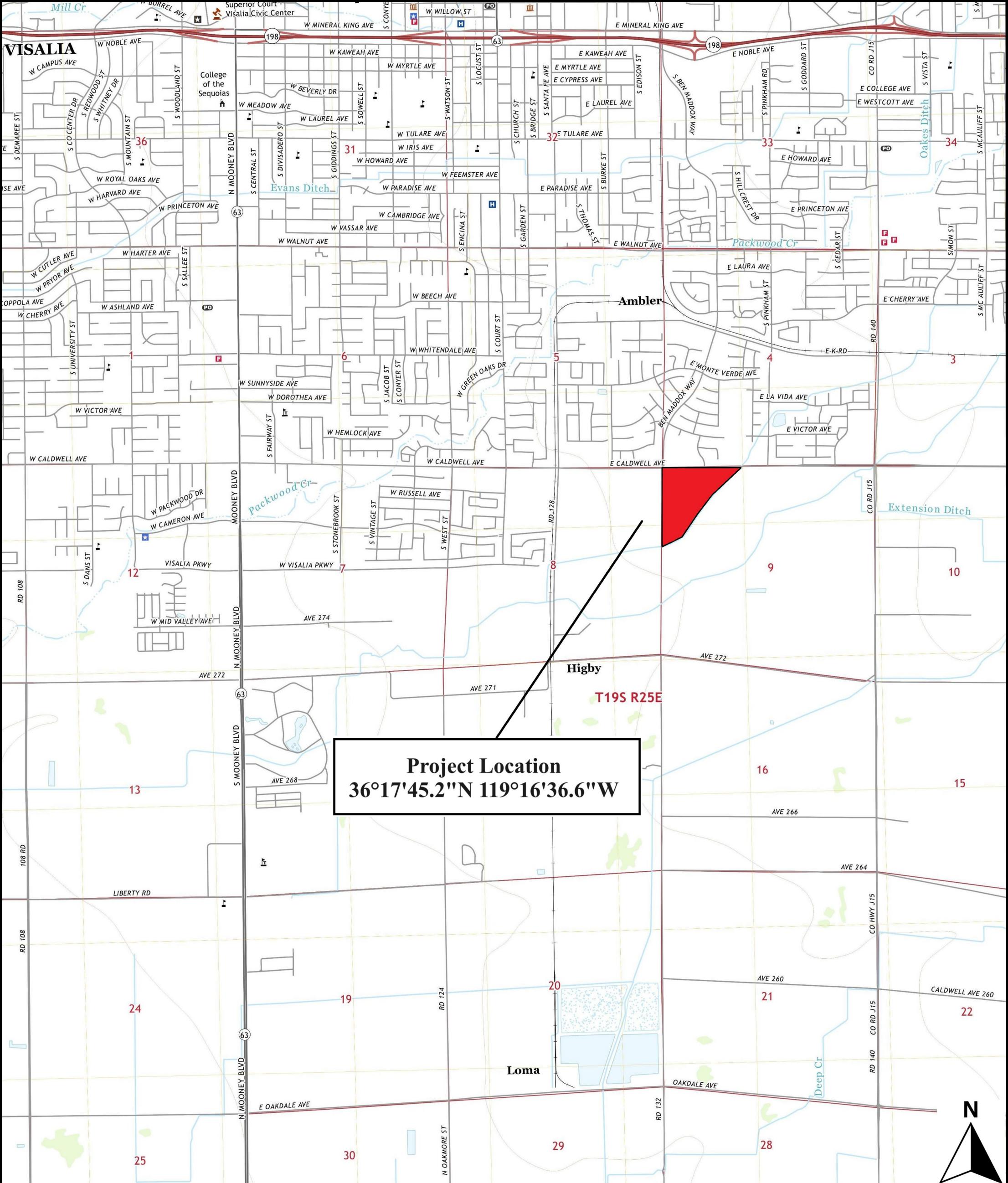
An important element of a Phase 1 study is to identify sites, resources, or locations of cultural importance to the local Native American community. As part of the process, Soar Environmental contacted the Native American Heritage Commission (NAHC) on March 1, 2024. On March 11, 2024, Soar received a response letter from the NAHC indicating **negative results** of the Sacred Lands File search. Furthermore, the NAHC identified your organization as a point of contact regarding potentially known recorded sites or cultural resources within Tulare County.

Soar contacted the Southern San Joaquin Valley Information Center (SSJVIC) of the California Historical Resources Information System on March 1, 2024. On March 11, 2024, SSJVIC revealed two (2) historic cultural resources within the project area. No archaeological sites are known within the project area. Three (3) previous surveys have been conducted within the project area. Four (4) historic cultural resources were identified within the ½-mile search radius of the project area. No historic properties on federal, state, or local inventories have been evaluated within the project area. Two (2) previous surveys have been conducted within a ½-mile radius of the project area. On March 12, 2024, Soar conducted an archeological pedestrian field survey of the project area. **TWO (2) cultural resources** were identified during the field survey, both historic-era single family homes located in the far northwest region of the Project area. These resources have been recorded, and will be included in the upcoming Phase 1 CRA.

Soar is contacting you to determine if you have any concerns regarding the proposed development. Pursuant to PRC § 21080.3.1 (d), you have **30 days** from the receipt of this letter to request consultation, in writing, with Soar. Should you have any concerns or knowledge of cultural resources in the specific project area, please contact me at hfroshour@soarhere.com or at (207) 232-8912 at your earliest convenience. If Soar does not hear from you within this time, we shall assume that you have no comments regarding this project.

Respectfully,

Heather Froshour, M.A., R.P.A.
Sr. Archaeologist
Soar Environmental Consulting, Inc.



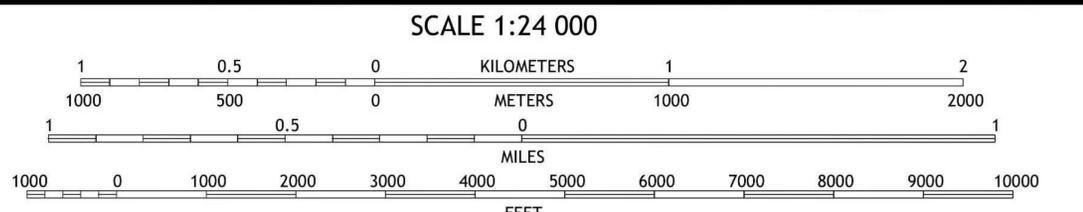
Project Location
 36°17'45.2"N 119°16'36.6"W




1322 East Shaw Avenue, Suite 400
 Fresno, CA 93710
 www.soarhere.com
 559.547.8884

Title
 USGS Topographic Map

Client
 4Creeks





Thursday, March 14, 2024

Santa Rosa Rancheria Tachi Yokut Tribe
P.O. Box 8
Lemoore, CA, 93245
Phone: (559) 633-3440
smccarty@tachi-yokut-nsn.gov

RE: Proposed housing development bounded by E Caldwell Ave and the Tulare Irrigation Ditch, Visalia, CA, 93292. APNs 124-010-001, 124-010-002, 124-010-003, 124-010-005, 124-010-007.

Dear Samantha McCarty, Cultural Specialist II,

Below, please find a description of the proposed project, a map showing the project location, and the name of our project point of contact, pursuant to Public Resources Code (PRC) § 21080.3.1 (d).

The proposed project is situated on the Visalia, California (2021), USGS 7.5' Series Quadrangle, T 19S, R 25E, S 9. The 43.6-acre project area is located on APNs 124-010-001, 124-010-002, 124-010-003, 124-010-005, 124-010-007 and is bounded by E. Caldwell Ave and the Tulare Irrigation Ditch in Visalia, California. The project is for a proposed 178 lot housing development with a center at approximately WGS 84 11N 295548 E 4019172 N.

4Creeks, Inc. has requested a Phase 1 Archaeological Resource Assessment (Phase 1 CRA) to determine the potential for cultural resources prior to development, pursuant to state and local laws, including the California Environmental Quality Act (CEQA) and Tulare County guidelines. Soar Environmental Consulting Inc. (Soar Environmental) proposes to complete the Phase 1 study for the present project.

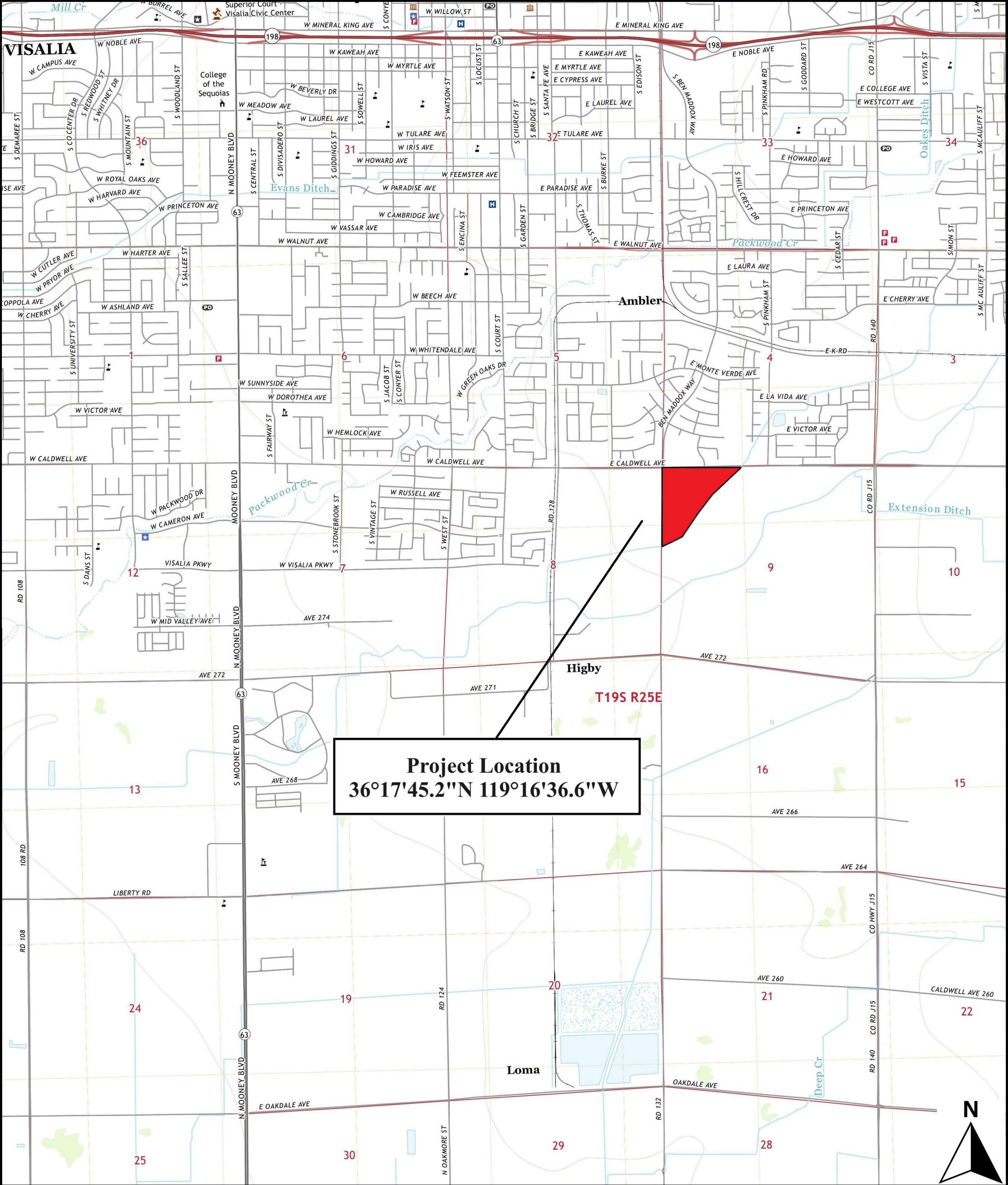
An important element of a Phase 1 study is to identify sites, resources, or locations of cultural importance to the local Native American community. As part of the process, Soar Environmental contacted the Native American Heritage Commission (NAHC) on March 1, 2024. On March 11, 2024, Soar received a response letter from the NAHC indicating **negative results** of the Sacred Lands File search. Furthermore, the NAHC identified your organization as a point of contact regarding potentially known recorded sites or cultural resources within Tulare County.

Soar contacted the Southern San Joaquin Valley Information Center (SSJVIC) of the California Historical Resources Information System on March 1, 2024. On March 11, 2024, SSJVIC revealed two (2) historic cultural resources within the project area. No archaeological sites are known within the project area. Three (3) previous surveys have been conducted within the project area. Four (4) historic cultural resources were identified within the ½-mile search radius of the project area. No historic properties on federal, state, or local inventories have been evaluated within the project area. Two (2) previous surveys have been conducted within a ½-mile radius of the project area. On March 12, 2024, Soar conducted an archeological pedestrian field survey of the project area. **TWO (2) cultural resources** were identified during the field survey, both historic-era single family homes located in the far northwest region of the Project area. These resources have been recorded, and will be included in the upcoming Phase 1 CRA.

Soar is contacting you to determine if you have any concerns regarding the proposed development. Pursuant to PRC § 21080.3.1 (d), you have **30 days** from the receipt of this letter to request consultation, in writing, with Soar. Should you have any concerns or knowledge of cultural resources in the specific project area, please contact me at hfroshour@soarhere.com or at (207) 232-8912 at your earliest convenience. If Soar does not hear from you within this time, we shall assume that you have no comments regarding this project.

Respectfully,

Heather Froshour, M.A., R.P.A.
Sr. Archaeologist
Soar Environmental Consulting, Inc.



Project Location
36°17'45.2\"/>

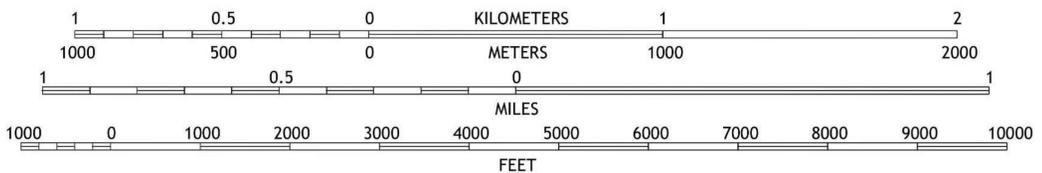


1322 East Shaw Avenue, Suite 400
 Fresno, CA 93710
 www.soarhere.com
 559.547.8884

Title
 USGS Topographic Map

Client
 4Creeks

SCALE 1:24 000





Corporate Headquarters
1322 E. Shaw Avenue, Suite 400 Fresno, CA, 93710
www.soarhere.com • 559.547.8884

Thursday, March 14, 2024

Santa Rosa Rancheria Tachi Yokut Tribe
P.O. Box 8
Lemoore, CA, 93245
Phone: (559) 423-3900
spowers@tachi-yokut-nsn.gov

RE: Proposed housing development bounded by E Caldwell Ave and the Tulare Irrigation Ditch, Visalia, CA, 93292. APNs 124-010-001, 124-010-002, 124-010-003, 124-010-005, 124-010-007.

Dear Shana Powers, THPO,

Below, please find a description of the proposed project, a map showing the project location, and the name of our project point of contact, pursuant to Public Resources Code (PRC) § 21080.3.1 (d).

The proposed project is situated on the Visalia, California (2021), USGS 7.5' Series Quadrangle, T 19S, R 25E, S 9. The 43.6-acre project area is located on APNs 124-010-001, 124-010-002, 124-010-003, 124-010-005, 124-010-007 and is bounded by E. Caldwell Ave and the Tulare Irrigation Ditch in Visalia, California. The project is for a proposed 178 lot housing development with a center at approximately WGS 84 11N 295548 E 4019172 N.

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An important element of a Phase 1 study is to identify sites, resources, or locations of cultural importance to the local Native American community. As part of the process, Soar Environmental contacted the Native American Heritage Commission (NAHC) on March 1, 2024. On March 11, 2024, Soar received a response letter from the NAHC indicating **negative results** of the Sacred Lands File search. Furthermore, the NAHC identified your organization as a point of contact regarding potentially known recorded sites or cultural resources within Tulare County.

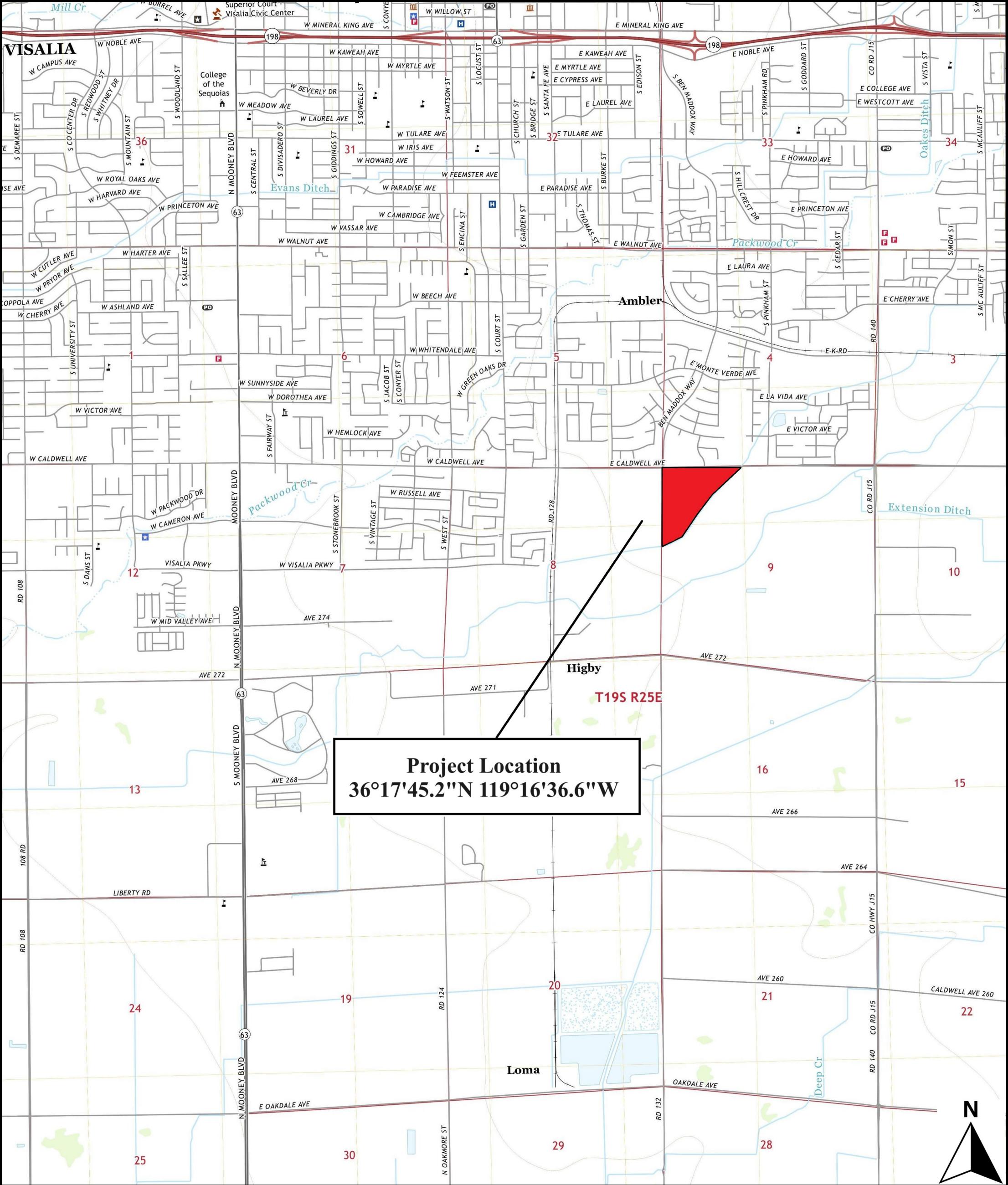
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Respectfully,

A handwritten signature in black ink, appearing to read "H. Froshour", written over a horizontal line.

Heather Froshour, M.A., R.P.A.
Sr. Archaeologist
Soar Environmental Consulting, Inc.



Project Location
 36°17'45.2"N 119°16'36.6"W

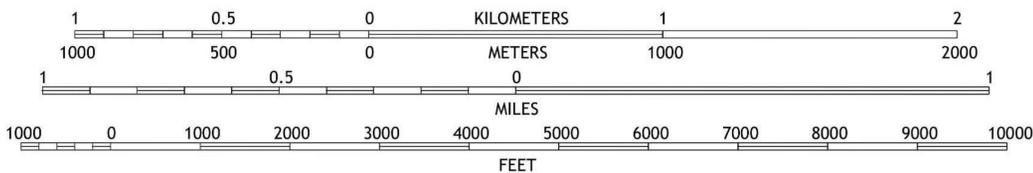


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Title
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Client
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Thursday, March 14, 2024

Tule River Indian Tribe
P.O. Box 589
Porterville, CA, 93258
Phone: (559) 781-4271
neil.peyron@tulerivertribe-nsn.gov

RE: Proposed housing development bounded by E Caldwell Ave and the Tulare Irrigation Ditch, Visalia, CA, 93292. APNs 124-010-001, 124-010-002, 124-010-003, 124-010-005, 124-010-007.

Dear Neil Peyron, Chairperson,

Below, please find a description of the proposed project, a map showing the project location, and the name of our project point of contact, pursuant to Public Resources Code (PRC) § 21080.3.1 (d).

The proposed project is situated on the Visalia, California (2021), USGS 7.5' Series Quadrangle, T 19S, R 25E, S 9. The 43.6-acre project area is located on APNs 124-010-001, 124-010-002, 124-010-003, 124-010-005, 124-010-007 and is bounded by E. Caldwell Ave and the Tulare Irrigation Ditch in Visalia, California. The project is for a proposed 178 lot housing development with a center at approximately WGS 84 11N 295548 E 4019172 N.

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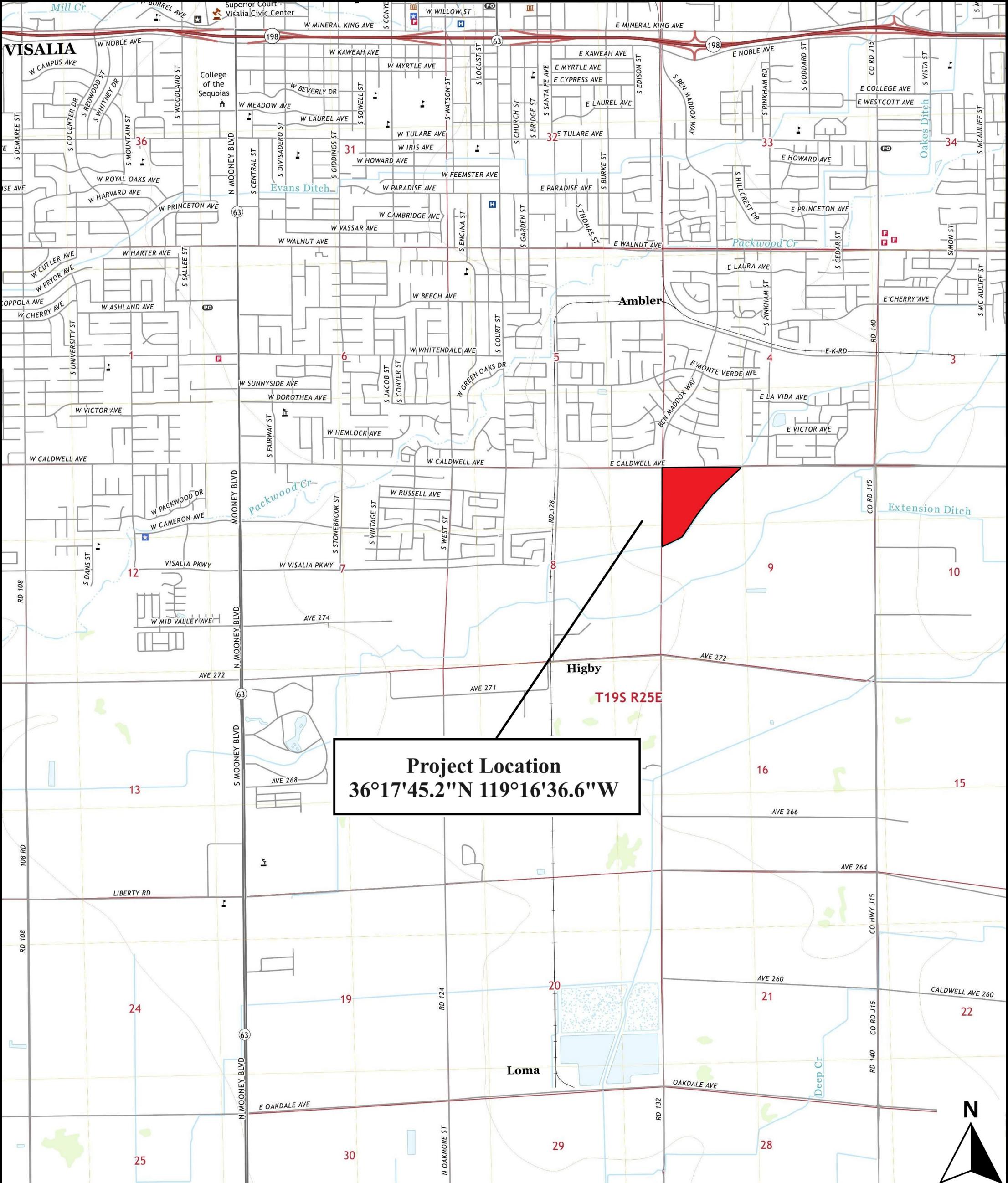
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Respectfully,

Heather Froshour, M.A., R.P.A.
Sr. Archaeologist
Soar Environmental Consulting, Inc.



Project Location
 36°17'45.2"N 119°16'36.6"W

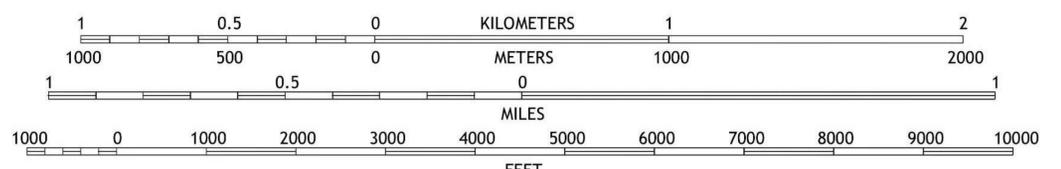


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 Fresno, CA 93710
 www.soarhere.com
 559.547.8884

Title
 USGS Topographic Map

Client
 4Creeks

SCALE 1:24 000





Thursday, March 14, 2024

Wuksachi Indian Tribe/Eshom Valley Band
1179 Rock Haven Ct.
Salinas, CA, 93906
Phone: (831) 443-9702
kwood8934@aol.com

RE: Proposed housing development bounded by E Caldwell Ave and the Tulare Irrigation Ditch, Visalia, CA, 93292. APNs 124-010-001, 124-010-002, 124-010-003, 124-010-005, 124-010-007.

Dear Kenneth Woodrow, Chairperson,

Below, please find a description of the proposed project, a map showing the project location, and the name of our project point of contact, pursuant to Public Resources Code (PRC) § 21080.3.1 (d).

The proposed project is situated on the Visalia, California (2021), USGS 7.5' Series Quadrangle, T 19S, R 25E, S 9. The 43.6-acre project area is located on APNs 124-010-001, 124-010-002, 124-010-003, 124-010-005, 124-010-007 and is bounded by E. Caldwell Ave and the Tulare Irrigation Ditch in Visalia, California. The project is for a proposed 178 lot housing development with a center at approximately WGS 84 11N 295548 E 4019172 N.

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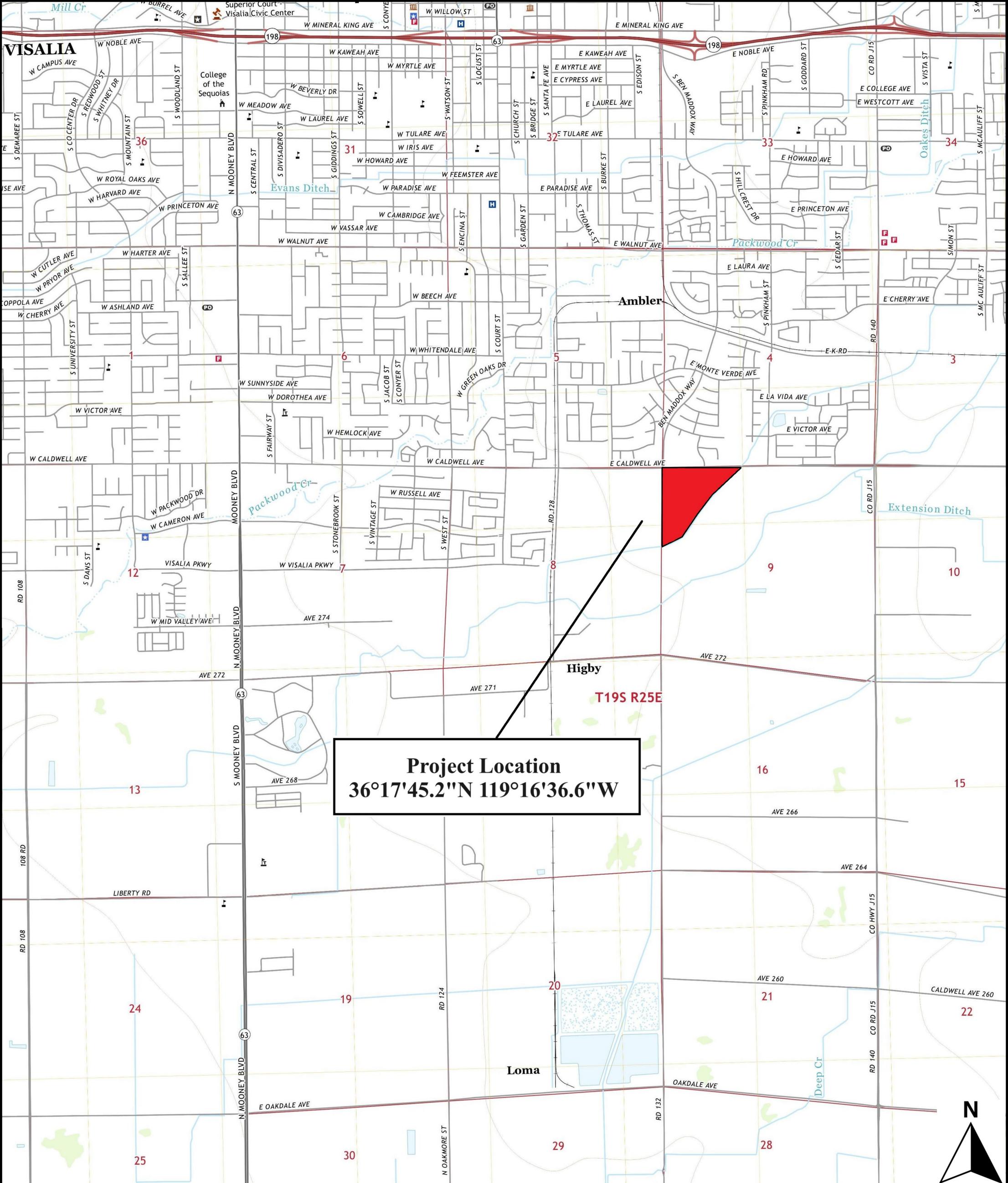
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Respectfully,

Heather Froshour, M.A., R.P.A.
Sr. Archaeologist
Soar Environmental Consulting, Inc.



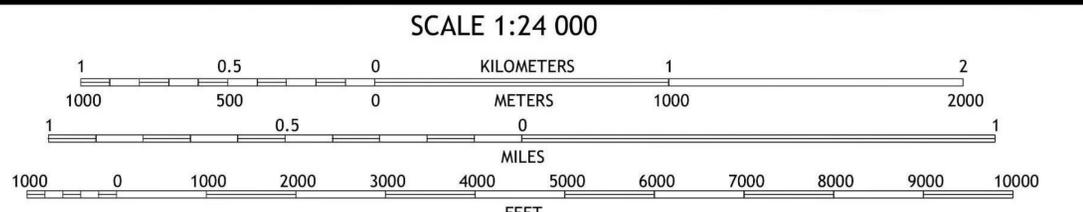
Project Location
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Client
 4Creeks





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APPENDIX C

Staff Resumes

Practical Experience

Ms. Froshour is a registered professional archaeologist and cultural resources specialist with extensive experience in field and technical work. This experience including cultural resources monitoring, site survey, phase 1-3 excavations, and anthropology on various projects throughout the United States. She has a combined 8 years of experience in academic, consulting, museum, and public archaeology, and has worked in CRM since 2013 throughout various regions of the United States. Primary states of focus have included Maine, Massachusetts, Louisiana, Georgia, Virginia, Arizona, and California. She routinely assesses cultural resources for project related effects and their significance, provides cultural resource mitigation services, directs archaeological surveys of both excavation and pedestrian methods, and prepares documents for Section 106 of the NHPA, CEQA, and NRHP. Ms. Froshour also has experience working alongside trial monitors through survey with in the Colorado River and Mendocino National Forest regions. She has worked alongside the USDA Forest Service to provide post-fire monitoring and mitigation recommendations.

Ms. Froshour is certified by the Register for Professional Archeologists (Registrant ID: 5457).

Highlighted Projects

California High-Speed Rail Authority Construction Package 1, Cultural Resources Support, March 2023-Present

Heather is the Cultural Resources Support for this construction package. As such, she oversees staff archaeologist cultural reporting, monitoring, and artifact processing on the 33-mile right of way in Fresno and Madera Counties.

SOAR Environmental Consulting, Senior Archaeologist, January 2023-Present Senior Archaeologist, Phase I Cultural Resources Assessment, Visalia, California

Provided desktop research, supervised the 2 person crew site pedestrian survey, full Phase 1 report, and Cultural Resources Initial Study for rezoning and housing subdivision construction project in Tulare County.

Senior Archaeologist, Phase I Cultural Resources Evaluation, Yokuts Valley, California

Provided desktop research, tribal consultation, and full Phase 1 report for the construction a new saber transmission tower to accompany existing USACE and CAL FIRE structures on a 100 square feet area on top of Bear Mountain in Fresno County.

Senior Archaeologist, Phase I Cultural Resources Evaluation, Shirley Meadows, California

Provided desktop research, tribal consultation, and full Phase 1 report with DPR forms for the construction a new saber transmission tower, and concrete masonry shelter enclosed in an 8 foot tall wire fence on a 100 square feet area on top of Shirley Peak in Kern County.

Senior Archaeologist, Phase I Cultural Resources Evaluation, Mountain Ranch, California

Provided desktop research, tribal consultation, and full Phase 1 report with DPR forms for the construction a new saber transmission tower, and propane tank enclosed in an 8 foot tall wire fence on a 100 square feet area on top of Quiggs Mountain in Calaveras County.



Heather Froshour

Senior Archaeologist

12 Years of Relevant Experience

Biography

Ms. Froshour's background emphasises archaeology, anthropology, and cultural resources monitoring.

Education

- M.A. in Historical Archaeology, November 2014. University of Leicester, Leicester, UK.
- B.A. in Anthropology/Geography, June 2010. University of Southern Maine, Gorham/Portland, ME.

Professional Development

- 8 hr training in Wilderness First Aid (Sierra Rescue International)
- Adult, Child, Infant C.A.R.E. CPR & First Aid Training (Sierra Rescue International)
- Driver/Operator

Professional Affiliations

- Register of Professional Archaeologists
- CHRIS Qualified Archaeologist
- Society of American Archaeology - SAA
- Society of Historical Archaeology - SHA

Technical Expertise

- Lithic Analysis
- Technical Report Writing
- Lab analysis
- Cultural Monitoring
- Site Surveying – Phases 1-3
- Excavation
- Metal Detection
- Auguring
- Research
- MS Office
- Collector for ArchGIS



Senior Archaeologist, Phase I Cultural Resources Assessment, Glennville, California

Provided desktop research, site pedestrian survey, tribal consultation, and full Phase 1 report for the construction a new saber transmission tower, CMU block shelter, and parking lot enclosed in a wire fence on a 100 square feet area on top of Mount Pheasant in Kern County.

Senior Archaeologist, Phase I Cultural Resources Assessment, Bakersfield, California

Provided desktop research, site pedestrian survey, and full Phase 1 report for rezoning project and multiple family residence construction project.

Senior Archaeologist, Phase I Cultural Resources Assessment, Joshua Tree, California

Provided desktop research, site pedestrian survey, and full Phase 1 report for upscale yurt campground construction project.

Post Fire Fuels and Priority Heritage Asset Assessment Surveys, Grindstone Region, CA (June 2022-December 2022). The Great Basin Institute, Archaeological Crew Lead.

Phase I pedestrian surveys and site recording on post-wildfire burned landscapes within the Mendocino National Forest. Overseeing a small crew in the field survey, site recording, and completion of extensive USDA Forest Service site reports and mapping of cultural resources in the area. Ensured that all pertinent data is documented and reported to Forest Services standards with specific attention to current field conditions, disturbances, vegetation, terrain, and geospatial data of cultural resources. Provided day to day support of the crew and worked as a liaison between the Great Basin Institute and Mendocino National Forest personnel. Conducted Section 106 and Section 110 Priority Heritage Asset assessments of archaeological resources throughout the eastern region of the Mendocino. Assisted in final Phase 1 survey report writing.

Various Cultural Resource Management Survey Projects, GA & NC (June 2021- April 2022). TerraXplorations, Inc., Archaeology Field Director.

Phase I shovel testing in various locations throughout Georgia, in addition to a single project just outside of Raleigh, NC. These projects include road, bridge, and culvert improvement surveys as well as solar tract, farm, and generator surveys. All projects were conducted in 30m intervals along transect within the ESB of the survey area. All positive shovel tests were then delineated in 15m interval cruciform to determine site boundaries. Several projects required the use of metal detection grids in order to thoroughly survey areas of known Civil War activity. A number of projects for the Georgia Department of Transportation also required the probing of areas within the project ESB that were located within 1km from a known cemetery, with potential anomalies delineated and all results fully recorded. Duties include overseeing and directing field crews in locating, collecting, recording, and interpreting data from the survey. The supervision of personnel, including aiding in hiring and firing, performance reviews, training, work allocation, and problem resolution. Ensuring safe work practices and directing morning safety meetings to address potential hazards and safety concerns in the areas scheduled for fieldwork that day. Participation in field and office meetings with PIs and company owners to address scheduling and management procedures based on client needs as well as those of state and federal regulations and requirements.



Cultural Resource Management Survey Project, VAM-1 and Glasgow Pipeline Replacement, VA (May 2021-June 2021). TerraXplorations, Inc., Archaeology Crew Chief.

Phase I shovel test excavations from the replacement of the VAM-1 and Glasgow natural gas pipelines in the Blue Ridge Mountains, near the Appalachian Trail. Evaluated and conducted field work in various conditions in primarily mountainous terrain. Under direct supervision helped to manage and organize field crew in order to complete the project in a timely and efficient manner. Maintained field equipment and assisted in the writing and compilation of all field paperwork. Personally in charge of the majority of all mappings of and oversight of field crew for sites throughout the project area.

Various Cultural Resource Management Survey Projects, LA & MS (August 2020-May 2021). TerraXplorations, Inc., Archaeology Field Technician.

Phase I shovel test excavations for bank mitigation in North Eastern Mississippi along the Buttahatchee River. Phase III survey of two projects; the historic St. Amelia Plantation in Welcome, Louisiana and an unnamed prehistoric village in Plaquemine, Louisiana. The phase III projects both required excavating the foundations of various structures, and in the case of the prehistoric site excavating and mapping postholes within pits. The projects also required drawing plan views, and stratigraphic profiles, as well as feature and level write-ups. Unit excavations included 1mx1m to 3mx3m units, with a few requiring the extension of existing units to chase out observed features and artifact clusters.

Various Cultural Resource Management Survey Projects, ID & WI (June 2020 -July 2020). Tetra Tech, Inc., Archaeology Field Technician.

Phase I pedestrian surveying of various wind and solar farm projects throughout corn and soybean fields.

Cultural Resource Management Survey, Acadiana to Gillis, LA (January 2020-March 2020). BGE, Inc., Archaeology Field Technician.

Phase I shovel test excavations of proposed natural gas pipeline between Acadian and Gillis, Louisiana. This project entailed the excavation of 30mx30m units with distance varying based on HPA and LPA guidelines (a spacing of 30m to 50m respectively). A requirement of the survey was to maintain daily investigation point forms for individual shovel test units. In addition to this, it was required to aid in recording artifacts and photos of sites found throughout the project.

Various Cultural Resource Management Survey Projects, MN & IA (November 2019-December 2019). In Situ Archeological Consulting LLC, Archaeology Field Technician.

Phase I pedestrian surveying of various natural gas and cellular tower projects, as well as Phase II field work entailing the excavation of 45cmX45cm test units and GPS data collection. The projects also occasionally required the writing of site forms, and research for future projects at the Minnesota SHPO collections.

Cultural Resource Management Survey, Ten West Link Project, CA & AZ (August 2019-October 2019). POWER Engineers Inc., Archaeology Field Technician.

Phase I pedestrian survey of the proposed 500 kV transmission line connecting electrical substations in Tonopah, Arizona and Blythe, California. This project entailed working in one of five teams, and often included 1-2 tribal monitors from the Colorado River Indian Tribes. The right of way crews used a 400ft buffer for the corridor, with each team using a 15m spread to survey the proposed transmission line. This survey required the use of a Trimble GPS system to navigate the corridor and plot both isolate and site locations for GIS and recording crew



Kevin Rowland

Archaeologist

Education

- ✔ Southern New Hampshire University: M.A. History, 2023
- ✔ Mississippi State University: B.A. Anthropology, 2018
- ✔ Mississippi University for Women: B.A. History, 2014
- ✔ East Mississippi Community College: A.A. Liberal Arts, 2010

Key Skills

- ✔ Identifying cultural resources in historical battlefields.
- ✔ Exhuming, identifying, and moving remains.
- ✔ Technical report writing.
- ✔ Ground penetrating radar
- ✔ Historical research

Biography

Mr. Rowland provides expertise in archaeology for field support and technical writing in multiple states including California and, recently, in the Southeastern United States. His performance includes all phases of cultural resources evaluations per State and Federal environmental law as an archaeological field director, technician, Crew Chief, and metal detection specialist. Kevin works in various environments, from sugar cane fields in Louisiana to the mountains of Virginia and the Central Valley of California. He exhumes human remains and recovers prehistoric artifacts and metal artifacts. Experience working with Ground Penetrating Radar (GPR).

Work Experience

2023 – Soar Environmental Consulting, Inc., Archaeologist

Working on the California Department of Fish and Wildlife wildfire resiliency program on public lands.

2020 - 2023 – Terraxplorations, Inc. – Field Director/Historian/Metal Detection Specialist. Phase 1 through Phase 3 studies.

2023, Archaeological field Director, North Carolina, (2023.158) Phase I. Included grave locating and relocating.

2022 Archaeological Field Director, Atlanta Georgia Cemetery GPR work.

2021-2022, Archaeological Field Director, Georgia, GDOT 285 Phase I

November 2020: Archaeology Field Technician at Caledonia MS (Phase I Survey)

November 2020-January 2021: Archaeological Field Technician at Formosa Group, Louisiana (16SJ70) Phase II

October 2020: Archaeological Field Technician at Reserve LA (Phase I Survey)

2020: Archaeological Field Technician at SLM, Louisiana (16SJ80)

2018: Archaeological Field Technician at the Levi Colbert Prairie site, Mississippi (22MO1246)



Kevin Rowland

Archaeologist

Education

- ✔ Southern New Hampshire University: M.A. History, 2023
- ✔ Mississippi State University: B.A. Anthropology, 2018
- ✔ Mississippi University for Women: B.A. History, 2014
- ✔ East Mississippi Community College: A.A. Liberal Arts, 2010

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2018: Archaeological Field Technician at the Levi Colbert Prairie site, Mississippi (22MO1246)

Appendix D

Energy Calculations

Construction Equipment Energy Use

Phase Name	Off Road Equipment Type	Off Road Equipment Unit Amount ¹	Usage Hours Per Day ¹	Horse Power (lbs/sec) ¹	Load Factor ¹	Total Operational Hours	BSFC ²	Fuel Used (gallons) ³	MBTU ⁴
Demolition	Rubber Tired Dozers	0	8	247	0.4	0	0.367	0.00	0
Demolition	Concrete/Industrial Saws	0	8	81	0.73	0	0.408	0.00	0
Demolition	Excavators	0	8	158	0.38	0	0.408	0.00	0
Site Preparation	Rubber Tired Dozers	3	8	247	0.4	720	0.367	3672.37	510.4601
Site Preparation	Graders	0	8	187	0.41	0	0.367	0.00	0
Site Preparation	Tractors/Loaders/Backhoes	4	8	97	0.37	960	0.408	1977.41	274.8597
Grading	Excavators	2	8	158	0.38	1200	0.367	3719.46	517.0044
Grading	Graders	1	8	187	0.41	600	0.367	2374.84	330.1027
Grading	Rubber Tired Dozers	1	8	247	0.4	600	0.367	3060.31	425.3834
Grading	Scrapers	2	8	367	0.48	1200	0.367	10913.05	1516.914
Grading	Tractors/Loaders/Backhoes	2	8	97	0.37	1200	0.408	2471.76	343.5747
Building Construction	Cranes	1	7	231	0.29	5180	0.367	17914.19	2490.073
Building Construction	Forklifts	3	8	89	0.2	17760	0.408	18143.23	2521.909
Building Construction	Generator Sets	1	8	84	0.74	5920	0.408	21119.54	2935.615
Building Construction	Tractors/Loaders/Backhoes	3	7	97	0.37	15540	0.408	32009.30	4449.292
Building Construction	Welders	1	8	46	0.45	5920	0.408	7033.05	977.5939
Paving	Pavers	2	8	130	0.42	880	0.367	2480.46	344.7844
Paving	Paving Equipment	2	8	132	0.36	880	0.367	2158.82	300.0761
Paving	Rollers	2	8	80	0.38	880	0.408	1535.35	213.4139
Paving	Cement and Mortar Mixers	0	8	9	0.56	0	0.408	0.00	0
Paving	Tractors/Loaders/Backhoes	0	8	97	0.37	0	0.408	0.00	0
Architectural Coating	Air Compressors	1	6	78	0.48	330	0.408	709.09	98.56353
Total								131292.23	18249.62

Construction Phases

PhaseNumber	Phase Name	Phase Type	Phase Start Date	Phase End Date	Num Days Week	Total Number of Days
1	Demolition	Demolition				5
2	Site Preparation	Site Preparation	1/1/2025	2/11/2025	5	30
3	Grading	Grading	2/12/2025	5/27/2025	5	75
4	Building Construction	Building Construction	8/6/2025	6/6/2028	5	740
5	Paving	Paving	6/7/2028	8/22/2028	5	55
6	Architectural Coating	Architectural Coating	8/23/2028	11/7/2028	5	55

Notes

1. CalEEMod Default Values Used
2. BSFC - Brake Specific Fuel Consumption (pounds per horsepower-hour) – If less than 100 Horsepower = 0.408, if greater than 100 Horsepower = 0.367
3. Fuel Used = Load Factor x Horsepower x Total Operational Hours x BSFC / Unit Conversion
4. MBTU calculated for comparison purposes. Assumed 1 gallon of diesel = 0.139 MBTU

Mobile Energy Use (Construction)

Worker Trips

	Daily Worker Trips ¹	Worker Trip Length ¹	VMT/Day	MPG Factor (EMFAC2017)	Gallons of Gas/Day	# of Days	Total Gallons of Gas	MBTU	Total Gallons in Construction
Demolition	0	10.8	0	29.23	0.0	0	0.0	0	0
Site Preparation	18	10.8	194.4	29.23	6.7	30	199.5	23,162.4	5849
Grading	20	10.8	216	29.23	7.4	75	554.2	64,339.99	23094
Building Construction	303	10.8	3272.4	29.23	112.0	740	82845.6	9617,542	179065
Paving	15	10.8	162	29.23	5.5	55	304.8	35,387	6479
Architectural Coating	61	10.8	658.8	29.23	22.5	55	1239.6	143,907.1	1949
Total	N/A	N/A	N/A	N/A	N/A	955	85143.8	9884.339	216436

Vendor Trips

	Daily Vendor Trips	Vendor Trip Length	VMT/Day	MPG Factor	Gallons of Diesel/Day	# of Days	Total Gallons of Diesel	MBTU
Building Construction	112	7.3	817.6	8.43	97.0	740	71770.34401	9976.078

Hauling Trips

	Daily Hauling Trips	Hauling Trip Length	VMT/Day	MPG Factor	Gallons of Gas/Day	# of Days	Total Gallons of Diesel	MBTU
Demolition	0	7.3	0	8.43	0.0	0	0	0

Fleet Characteristics

71770.34401

	Vehicle Class	Fleet Mix	2024 MPG Factor (EMFAC2017)	Average MPG Factor
Assumed Vehicle Fleet for Workers	LDA	33%	33.24	29.23
	LDT1	33%	28.07	
	LDT2	33%	26.38	
Assumed Vehicle Fleet for Vendor Trips	MHD	50%	9.74	8.43
	HHD	50%	7.12	

Notes

1. CalEEMod Default values used
2. MBTU calculated for comparison purposes. Assumed 1 gallon of gasoline = 0.11609 MBTU

Mobile Energy Use (Operations)

Total Annual VMT from Project (CalEEMod)	4,356,848
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Fleet Mix & Fuel Calculations

Vehicle Class	Proportion of Fleet Mix ¹	Annual VMT by Vehicle Class	Proportion of vehicle class using gas or diesel (EMFAC2021) ²		Annual VMT by Vehicle Class and Fuel Type		Fuel Efficiency (MPG) by Vehicle Class and Fuel Type (EMFAC2021)		Annual Fuel Use from Project (gallons)		MBTU/Year ³
			Gas	Diesel	Gas	Diesel	Gas	Diesel	Gas	Diesel	
LDA	52.16%	2272531.9	100%	0%	2268364.46	4167.46	28.92	42.70	78425.6	97.6	9118.0
LDT1	21.00%	914938.1	100%	0%	914599.78	338.30	23.79	24.66	38452.5	13.7	4465.9
LDT2	17.00%	740664.2	100%	0%	738274.48	2389.68	23.27	32.65	31732.9	73.2	3694.0
MDV	6.00%	261410.9	98%	2%	257275.63	4135.25	18.87	23.72	13635.9	174.3	1607.2
LHD1	0.08%	3485.5	50%	50%	1739.18	1746.30	9.67	15.77	179.8	110.7	36.3
LHD2	0.09%	3921.2	27%	73%	1061.43	2859.73	8.58	13.15	123.7	217.5	44.6
MHD	0.76%	33112.0	18%	82%	5910.91	27201.13	4.80	8.78	1231.4	3097.8	573.5
HHD	2.00%	87137.0	0%	100%	19.15	87117.81	3.37	6.22	5.7	14013.6	1948.5
OBUS	0.00%	0.0	63%	37%	0.00	0.00	4.79	6.96	0.0	0.0	0.0
UBUS	0.43%	18734.4	64%	36%	12076.55	6657.90	8.41	12.12	1436.1	549.2	243.0
MCY	0.25%	10892.1	100%	0%	10892.12	0.00	40.47	NA	269.2	0.0	31.2
SBUS	0.01%	435.7	38%	62%	165.39	270.29	9.83	8.13	16.8	33.3	6.6
MH	0.22%	9585.1	65%	35%	6259.63	3325.43	4.41	9.39	1418.2	354.1	213.9
Total	100.00%	4356848.0			4216638.71	140209.29	14.55		166928	18735	21982.8

Fleet Characteristics

23.5

Source: EMFAC 2021 (v1.0.1) Emissions Inventory
 Region Type: County
 Region: Tulare County
 Calendar Year: 2028
 Season: Annual
 Vehicle Classification: EMFAC2007 Categories
 Units: miles/year for VMT, trips/year for Trips, tons/year for Emissions, 1000 gallons/year for Fuel Consumption

GASOLINE

Region	Calendar Year	Vehicle Category	Model Year	Speed	Fuel	Population	VMT (Annual)	Trips (Annual)	Fuel Consumption (1000 gal/year)	Annual Fuel Consumption (gallons)	MPG
Tulare County	2025	HHDT	Aggregated	Aggregated	GAS	2	164	36	0.0486	49	3.37
Tulare County	2025	LDA	Aggregated	Aggregated	GAS	62800	2580000	292000	89.2	89200	28.92
Tulare County	2025	LDT1	Aggregated	Aggregated	GAS	5590	186000	24100	7.82	7820	23.79
Tulare County	2025	LDT2	Aggregated	Aggregated	GAS	29000	1140000	135000	49	49000	23.27
Tulare County	2025	LHDT1	Aggregated	Aggregated	GAS	2670	97700	39800	10.1	10100	9.67
Tulare County	2025	LHDT2	Aggregated	Aggregated	GAS	336	12100	5010	1.41	1410	8.58
Tulare County	2025	MCY	Aggregated	Aggregated	GAS	3370	19100	6750	0.472	472	40.47
Tulare County	2025	MDV	Aggregated	Aggregated	GAS	27500	983000	125000	52.1	52100	18.87
Tulare County	2025	MH	Aggregated	Aggregated	GAS	356	3200	36	0.725	725	4.41
Tulare County	2025	MHDT	Aggregated	Aggregated	GAS	176	10800	3520	2.25	2250	4.80
Tulare County	2025	OBUS	Aggregated	Aggregated	GAS	73	3870	1460	0.808	808	4.79
Tulare County	2025	SBUS	Aggregated	Aggregated	GAS	28	1750	110	0.178	178	9.83
Tulare County	2025	UBUS	Aggregated	Aggregated	GAS	12	497	47	0.0591	59	8.41

DIESEL

Region	Calendar Year	Vehicle Category	Model Year	Speed	Fuel	Population	VMT	Trips	Fuel Consumption (1000 gal/year)	Annual Fuel Consumption (gallons)	MPG
Tulare County	2025	HHDT	Aggregated	Aggregated	DSL	4890	746000	88700	120	120000	6.22
Tulare County	2025	LDA	Aggregated	Aggregated	DSL	159	4740	658	0.111	111	42.70
Tulare County	2025	LDT1	Aggregated	Aggregated	DSL	4	69	12	0.00279	3	24.66
Tulare County	2025	LDT2	Aggregated	Aggregated	DSL	88	3690	422	0.113	113	32.65
Tulare County	2025	LHDT1	Aggregated	Aggregated	DSL	2760	98100	34700	6.22	6220	15.77
Tulare County	2025	LHDT2	Aggregated	Aggregated	DSL	871	32600	11000	2.48	2480	13.15
Tulare County	2025	MDV	Aggregated	Aggregated	DSL	424	15800	1950	0.666	666	23.72
Tulare County	2025	MH	Aggregated	Aggregated	DSL	196	1700	20	0.181	181	9.39
Tulare County	2025	MHDT	Aggregated	Aggregated	DSL	1060	49700	12400	5.66	5660	8.78
Tulare County	2025	OBUS	Aggregated	Aggregated	DSL	32	2240	390	0.322	322	6.96
Tulare County	2025	SBUS	Aggregated	Aggregated	DSL	135	2860	1950	0.352	352	8.13
Tulare County	2025	UBUS	Aggregated	Aggregated	DSL	3	274	14	0.0226	23	12.12

Notes

- Used project-specific vehicle fleet mix for residential
- Proportion of diesel vs. gasoline vehicles calculated based on total annual VMT for each vehicle class
- MBTU Calculated for comparison purposes. Assumed 1 gallon of gasoline = 0.116090 MBTU and 1 gallon of diesel = 0.139 MBTU

Appendix E

Agricultural Mitigation

Cameron Ranch Estates

Agricultural Mitigation Memo

EXISTING CONDITIONS

The proposed Project Site is located within the City of Visalia Planning Area, just outside City Limits, in Tulare County. The site is 2.5 miles southwest of Visalia's downtown, south of the intersection of Ben Maddox Way at Caldwell Avenue. The Project involves construction on APN 124-010-007 & 005. The site is 43.6 acres and features a level topography with single-family homes to the north and west and agricultural area to the south and east. Currently, the location is used for farming and includes undeveloped land. The site is pre-zoned for R-1-5 (Single Family Residential, 5,000 Square Foot Minimum Site Area) and is currently awaiting annexation by the City of Visalia. It is currently zoned as AE-20 (Exclusive Agriculture, 20 Acre Minimum Site Area) by Tulare County. It is designated for Very Low-Density Residential use under the General Plan Designation.

The site is 43.6 acres in total. 41.7 acres are designated as Prime Farmland by the 2018 FMMP. The remaining 1.9 acres are designated as Semi-agriculture and Rural Commercial Land. Although the site is mostly Prime Farmland, it is designated for Low-Density Residential uses by the Visalia General Plan. The proposed project will follow this designation.

Visalia is planning for growth in this area due to its proximity to similar uses. Single-family homes currently exist to the north and west of the site. Farmland currently exists to the south and east of the site, however, these farmlands are designated as Low-Density Residential, Medium Density, Parks/Recreation and public/institutional by the Visalia General Plan. The site borders the existing Visalia City boundaries and is located within Visalia's Tier 2 Urban Development Boundary. These factors, along with the existing infrastructure and development in the surrounding area, make this site an ideal location for annexation and new development.

MITIGATED FARMLAND

The Project Site is not exempt from the Program. The Site is within the Tier 2 UBD and is larger than five acres. Following the Program's policies, the 1.9 acres designated as Semi-Agricultural and Rural Commercial Land will be exempt. The remaining 41.7 acres are Prime Farmland, which has been used for irrigated agricultural production in the past four years, and both soil types are listed on the Soil Candidate Listing for Prime Farmland. However, of these 41.7 acres, 8.34 will be roadways and .75 acres will be a public park. According to the Program, public facilities, including roadways and parks, are excluded from the mitigation. The remaining 32.61 acres will need to be mitigated.

The farmland for the mitigation would follow all requirements set out in the Visalia Municipal Code Chapter 18.04. This includes:

1. The preserved land will be in the southern San Joaquin Valley and will be outside Visalia's City Limits/Sphere of Influence.
2. The preserved land will be designated as prime farmland.
3. The preserved land shall be a minimum of 20 contiguous acres in size.

4. The preserved land will be zoned and planned for agricultural uses consistent with the purposes of an agricultural conservation easement.
5. The preserved land will have at least one verified source of water.
6. The preserved land will not be encumbered by any use or structure that would be incompatible with the purpose of the agricultural conservation easement.

IMPACTS OF PROJECT

The Project Site is currently occupied by agricultural land with orchard crops. Implementation of the proposed Project would result in the permanent conversion of approximately 41.7 acres of Prime Farmland to non-agricultural uses.

The loss of Prime Farmland on the Project Site would result in the decrease of Important Farmland inventory in the Visalia Planning Area. Visalia Planning Area currently has an Important Farmland inventory of 43,155 acres, 33,991 acres of which were categorized as Prime Farmland. Implementation of the Project would convert 41.7 acres of Prime Farmland which would result in a 0.097% percent decrease in the total Important Farmland inventory of Visalia Planning Area and a 0.123% percent decrease in the Prime Farmland inventory.

Mitigation Measure AG-1 will secure 32.61 acres of permanent Prime Farmland outside of Visalia's development boundaries to reduce this impact.

BENEFITS OF PROJECT AND MITIGATION

While the Project will impact the farmland inventory, it will bring benefits to Visalia. The Project will add new housing close to the existing City. This will reduce the need for housing further away, which would potentially add transportation and infrastructure impacts. Additionally, separating farmland from existing residential neighborhoods is ideal for both the farmland and neighborhoods. It will reduce the amount of noise in the neighborhoods and reduce the potential for pollution on the farmland. This Project and mitigation will secure permanent farmland outside of Visalia's development boundaries. This will ensure that the agricultural uses will exist long-term and will not be impacted in the future.

ALTERNATIVES

Reduced Project Size

To remain under the Program's requirements, the Project would need to develop on less than 20 acres of Prime Farmland. If only 20 acres of the Prime Farmland were developed, the Project would be reduced to approximately 80 homes. This action would decrease the availability of homes in Visalia, which contradicts the City's housing objectives. Additionally, this would drive development to other areas of Visalia as people search for housing elsewhere.

No Project

The No Project alternative would leave the site as it currently is. This would preserve the existing Prime Farmland; however, it would not add housing to Visalia. This would not be consistent with Visalia's housing goals, and lead to development in other areas. As previously discussed, this is an ideal location for new development and annexation into the City of Visalia. If the onsite farmland is preserved, it will eventually be surrounded by new development due to General Plan land designations and Visalia's housing demands.

MITIGATION

Mitigation Measure AG-1: Following *Visalia Municipal Code Chapter 18.04: Agricultural Land Preservation Program*, the developer will acquire a minimum of 32.61 acres of Prime Farmland. This land will be located in the southern San Joaquin Valley, but outside of Visalia's Sphere of Influence. This farmland will be preserved for long-term agricultural uses.

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 can produce sustained yields. 51% of the Visalia Planning Area is classified as Prime Farmland.
- **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. 11% of the Visalia Planning Area is classified as Farmland of Statewide Importance.
- **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. Less than 1% of the Visalia Planning Area is classified as Unique Farmland.
- **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. 2% of the Visalia Planning Area is classified as Farmland of Local Importance.

Visalia Municipal Code Chapter 18.04: Agricultural Land Preservation Program

Chapter 18.04 of the Visalia Municipal Code details the Agricultural Land Preservation Program (Program) in Visalia. The agricultural land preservation program intends to establish a process for the required preservation of agricultural land through the acquisition of agricultural conservation easements or the payment of an in-lieu fee for projects.

Easement Acquisition: The applicant shall convey, or arrange for the conveyance of, an area of land meeting its preserved land obligation to a qualified entity for execution of an agricultural conservation easement thereon. This shall include the conveyance of land within an agricultural land mitigation bank.

Determination of Preserved Land Obligation: The preserved land obligation shall be calculated at a ratio of one acre of preserved land for each acre of converted land. Converted land acreage shall be calculated by determining the applicable project acreage less the acreage of exclusions.

All projects authorized by the City that would result in the conversion of prime farmland or farmland of statewide importance are subject to the provisions detailed in the Program. Projects can be exempt or excluded from the Program due to:

1. *Location.* Projects, or portions thereof, located on lands that are not within the Tier II Urban Development Boundary or the Tier III Urban Growth Boundary.
2. *Size.* Projects of five acres or less in gross area. The City may disallow the use of this exemption if it finds that the subject property has been subdivided into five-acre or smaller parcels in whole or in part to avoid the preserved land obligation in accordance with this chapter.
3. *Prior Compliance.* Projects on sites that have demonstrated compliance with the provisions of this chapter for affected acreage.

Projects consistent with any of the following criteria are not subject to the provisions of this chapter and shall be excluded from the preserved land obligation. Such exclusions may comprise the entire project area or may be a portion of the project area acreage. Only such portions of the project area that falls within any of the following categories shall be excluded.

1. *Farmland Designation.* Acreage not designated as prime farmland or farmland of statewide importance on the most recent Farmland Mapping and Monitoring Program (FMMP) map published by the California Department of Conservation.
2. *Farmland Designation.* Acreage that may be designated as prime farmland or farmland of statewide importance on the most recent Farmland Mapping and Monitoring Program (FMMP) map published by the California Department of Conservation but meets at least one of the following standards.
 - o Land Use. The land is not currently and has not been used for irrigated agricultural production for a minimum of four consecutive calendar years.
 - o Soils. The soil type is not listed on the Soil Candidate Listing for Prime Farmland and Farmland of Statewide Importance for Tulare County, as maintained by the Department of Conservation for purposes of the FMMP.
3. *Project Type or Use.* The following projects are exempt from the Program:
 - o Affordable housing projects that comply with State Density Bonus Law.
 - o Agricultural processing uses.
 - o Agricultural buffers.
 - o Public facilities.
 - o Roadways.

Eligibility of Land for Easement. The preserved land shall meet all the following requirements to be eligible for placement in an agricultural conservation easement:

1. The preserved land shall be in the southern San Joaquin Valley, with preference afforded to preserved land located within 10 miles of the City limits. The preserved land must be located outside any city's limits and sphere of influence.
2. The preserved land shall be designated as prime farmland or farmland of statewide importance on the most recently published FMMP map.
3. The preserved land shall be a minimum of 20 contiguous acres in size.

4. The preserved land shall be zoned and planned for agricultural uses consistent with the purposes of an agricultural conservation easement.
5. The preserved land shall have at least one verified source of water.
6. The preserved land shall not be encumbered by any use or structure that would be incompatible with the purpose of the agricultural conservation easement. Such uses shall be deducted from the total acreage being preserved.

Eligibility of In-Lieu Fee Payment. To be eligible for payment of an in-lieu fee to satisfy the preserved land obligation, either of the following standards must be met.

1. The total preserved land obligation is less than 20 acres.
2. If the total preserved land obligation is 20 acres or more, the applicant must demonstrate at least one of the following to the satisfaction of the City:
 - a. No qualified entity exists;
 - b. The applicant has met with all qualified entities and all such entities are unable or unwilling to assist with the acquisition of an agricultural conservation easement, as certified in writing to the City; or
 - c. Working with a qualified entity, the applicant has made at least one good faith offer to purchase an agricultural conservation easement, but any and all such offers have been declined by the potential seller, as certified in writing to the City.

City of Visalia General Plan

The 2030 General Plan includes the policies related to agricultural resources that correlate to the proposed Project:

- *LU-P-14:* Recognize the importance of agriculture-related business to the City and region, and support the continuation and development of agriculture and agriculture related enterprises in and around Visalia by:
 - Implementing growth boundaries and cooperating with the County on agricultural preservation efforts;
 - Accommodating agriculture-related industries in industrial districts;
 - Facilitating successful farmers' markets;
 - Helping to promote locally grown and produced agricultural goods, and the image of Visalia and Tulare County as an agricultural region.
- *LU-P-19:* Ensure that growth occurs in a compact and concentric fashion by implementing the General Plan's phased growth strategy.
- *LU-P-21:* Allow annexation and development of residential, commercial, and industrial land to occur within the Tier II UDB and the Tier III Urban Growth Boundary consistent with the City's Land Use Diagram, according to the stated phasing thresholds.
- *LU-P-30:* Maintain greenbelts, or agricultural/open space buffer areas, between Visalia and other communities by implementing growth boundaries and working with Tulare County and land developers to prevent premature urban growth north of the St. Johns River and in other sensitive locations within the timeframe of this General Plan.

- *LU-P-31*: Promote the preservation of permanent agricultural open space around the City by protecting viable agricultural operations and land within the City limits in the airport and wastewater treatment plant environs.
- *LU-P-32*: Continue to maintain a 20-acre minimum for parcel map proposals in areas designated for Agriculture to encourage viable agricultural operations in the Planning Area.
- *OSC-P-27*: To allow efficient cultivation, pest control and harvesting methods; require buffer and transition areas between urban development and adjoining or nearby agricultural land.
- *OSC-P-28*: Require new development to implement measures, as appropriate, to minimize soil erosion related to grading, site preparation, landscaping, and construction.

Tulare County General Plan

The 2030 Tulare County General Plan contains following policies related to agricultural resources that correlate to the proposed project:

- *AG-1.1*: The County shall maintain agriculture as the primary land use in the valley region of the County, not only in recognition of the economic importance of agriculture, but also in terms of agriculture’s real contribution to the conservation of open space and natural resources.
- *AG-1.6*: The County shall consider developing an Agricultural Conservation Easement Program (ACEP) to help protect and preserve agricultural lands (including “Important Farmlands”), as defined in this Element. This program may require payment of an in-lieu fee sufficient to purchase a farmland conservation easement, farmland deed restriction, or other farmland conservation mechanism as a condition of approval for conservation of important agricultural land to non-agricultural use. If available, the ACEP shall be used for replacement lands determined to be of statewide significance (Prime or other Important Farmlands), or sensitive and necessary for the preservation of agricultural land, including land that may be a part of a community separator as part of a comprehensive program to establish community separators. The in-lieu fee or other conservation mechanism shall recognize the importance of land value and shall require equivalent mitigation.
- *AG-1.7*: The County shall promote the preservation of its agricultural economic base and open space resources through the implementation of resource management programs such as the Williamson Act, Rural Valley Lands Plan, Foothill Growth Management Plan or similar types of strategies and the identification of growth boundaries for all urban areas located in the County.
- *AG-1.8*: The County shall not approve applications for preserves or regular Williamson Act contracts on lands located within a UDB and/or HDB unless it is demonstrated that the restriction of such land will not detrimentally affect the growth of the community involved for the succeeding 10 years, that the property in question has special public values for open space, conservation, other comparable uses, or that the contract is consistent with the publicly desirable future use and control of the land in question. If proposed within a UDB of an incorporated city, the County shall give written notice to the affected city pursuant to Government Code §51233.
- *AG-1.10*: The County shall oppose extension of urban services, such as sewer lines, water lines, or other urban infrastructure, into areas designated for agriculture use unless necessary to resolve a public health situation. Where necessary to address a public health issue, services

should be located in public rights-of-way in order to prevent interference with agricultural operations and to provide ease of access for operation and maintenance. Service capacity and length of lines should be designed to prevent the conversion of agricultural lands into urban/suburban uses.

- *AG-1.11:* The County shall examine the feasibility of employing agricultural buffers between agricultural and non-agricultural uses, and along the edges of UDBs and HDBs. Considering factors include the type of operation and chemicals used for spraying, building orientation, planting of trees for screening, location of existing and future rights-of-way (roads, railroads, canals, power lines, etc.), and unique site conditions.
- *LU-1.8:* The County shall encourage and provide incentives for infill development to occur in communities and hamlets within or adjacent to existing development in order to maximize the use of land within existing urban areas, minimize the conversion of existing agricultural land, and minimize environmental concerns associated with new development.
- *LU-2.1:* The County shall maintain agriculturally-designated areas for agriculture use by directing urban development away from valuable agricultural lands to cities, unincorporated communities, hamlets, and planned community areas where public facilities and infrastructure are available.
- *PF-1.2:* The County shall ensure that urban development only takes place in the following areas:
 - Within incorporated cities and CACUDBs
 - Within the UDBs of adjacent cities in other counties, unincorporated communities, planned community areas, and HDBs of hamlets
 - Within foothill development corridors as determined by procedures set forth in Foothill Growth Management Plan
 - Within areas set aside for urban use in the Mountain Framework Plan and the mountain sub-area plans; and
 - Within other areas suited for non-agricultural development, as determined by the procedures set forth in the Rural Valley Lands Plan.
- *PF-1.3:* The County shall encourage those types of urban land uses that benefit from urban services to develop within UDBs and HDBs. Permanent uses which do not benefit from urban services shall be discouraged within these areas. This shall not apply to agricultural or agricultural support uses, including the cultivation of land or other uses accessory to the cultivation of land provided that such accessory uses are time-limited through Special Use Permit procedures.
- *PF-1.4:* The County shall encourage urban development to locate in existing UDBs and HDBs where infrastructure is available or may be established in conjunction with development. The County shall ensure that development does not occur unless adequate infrastructure is available, that sufficient water supplies are available or can be made available, and that there are adequate provisions for long term management and maintenance of infrastructure and identified water supplies.

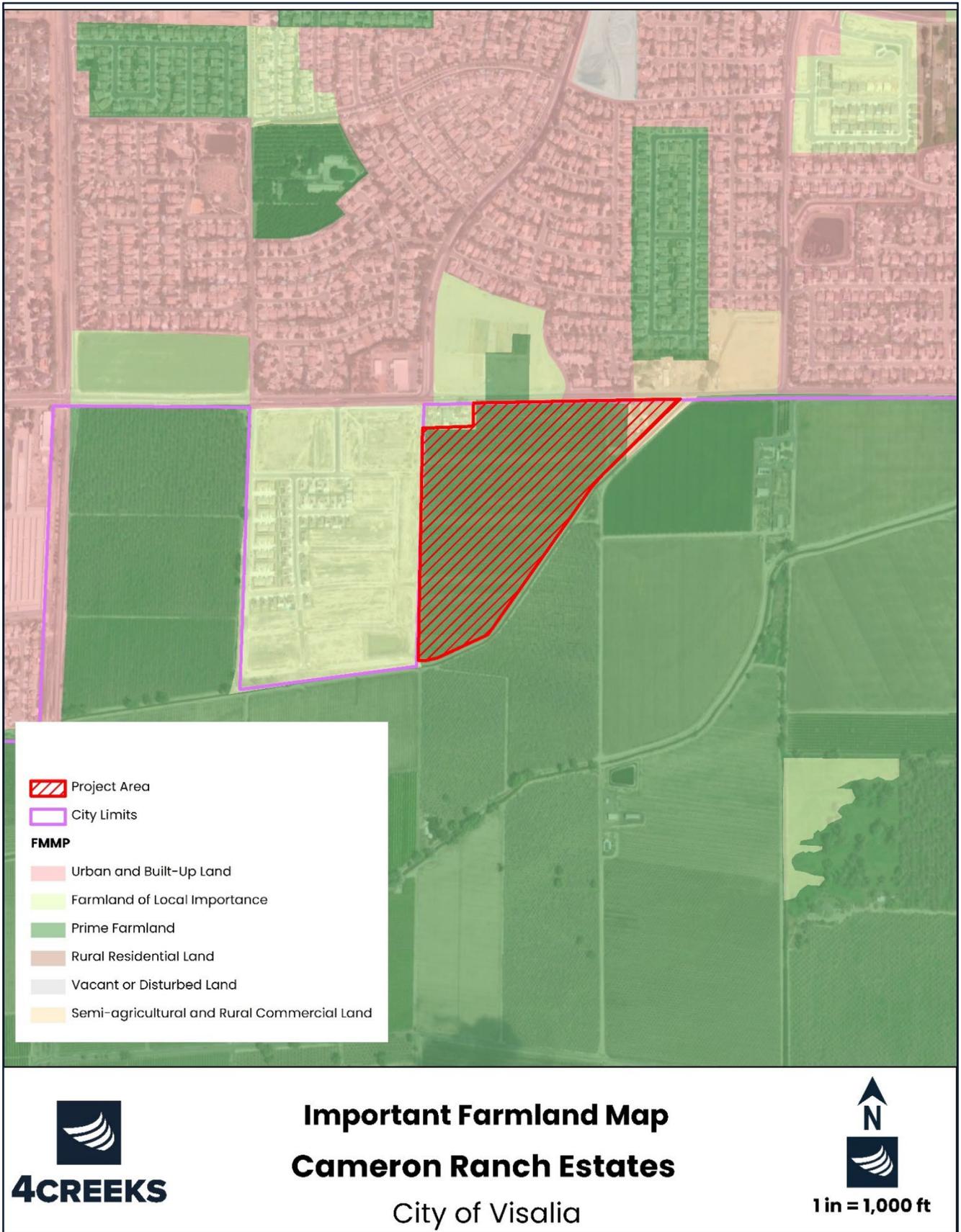
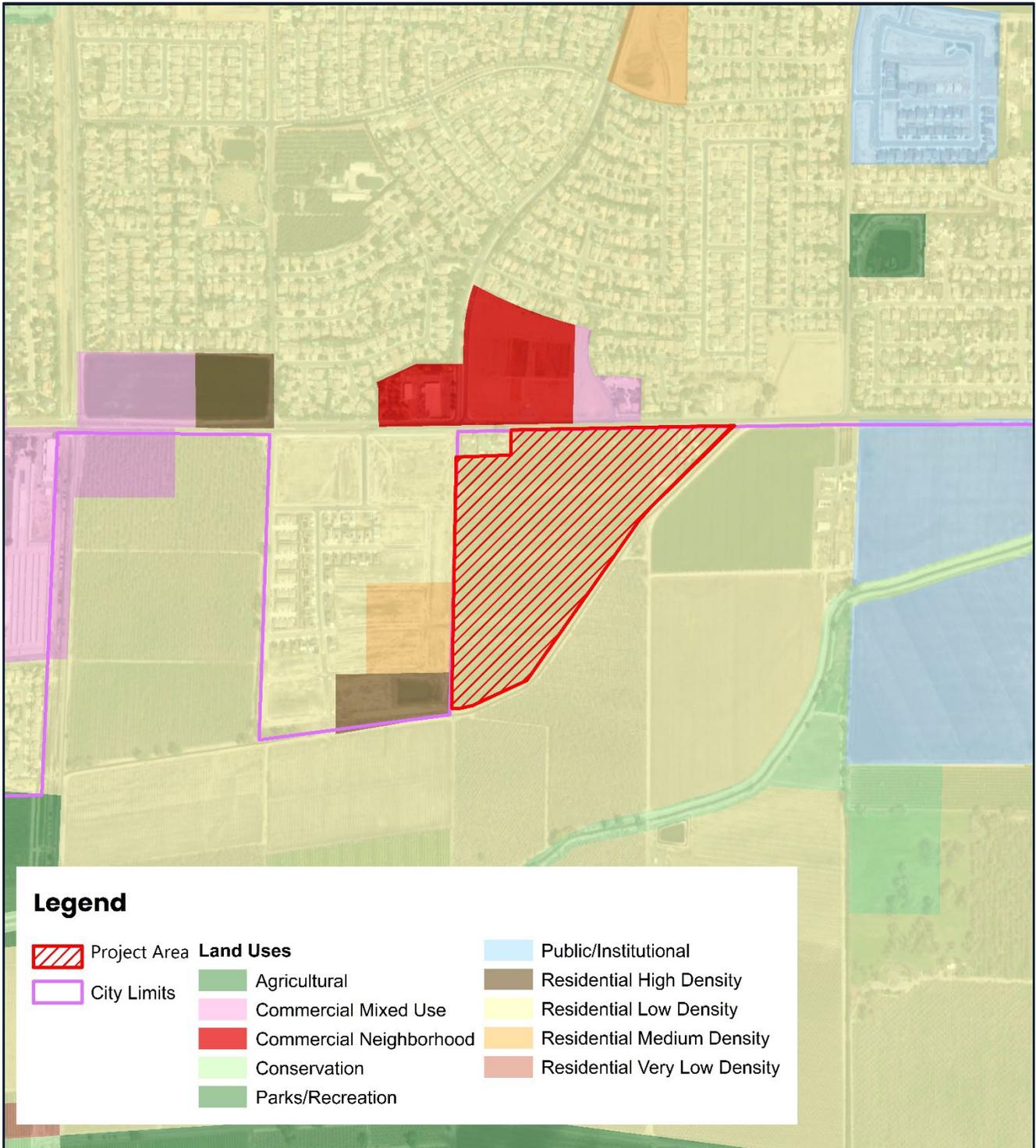


Figure 1-1: Important Farmland Map



Legend

 Project Area	Land Uses	 Public/Institutional
 City Limits	 Agricultural	 Residential High Density
	 Commercial Mixed Use	 Residential Low Density
	 Commercial Neighborhood	 Residential Medium Density
	 Conservation	 Residential Very Low Density
	 Parks/Recreation	

 4CREEKS	<p>General Plan Land Use Map Cameron Ranch Estates City of Visalia</p>	 1 in = 1,000 ft
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Figure 1-2: Land Use Map

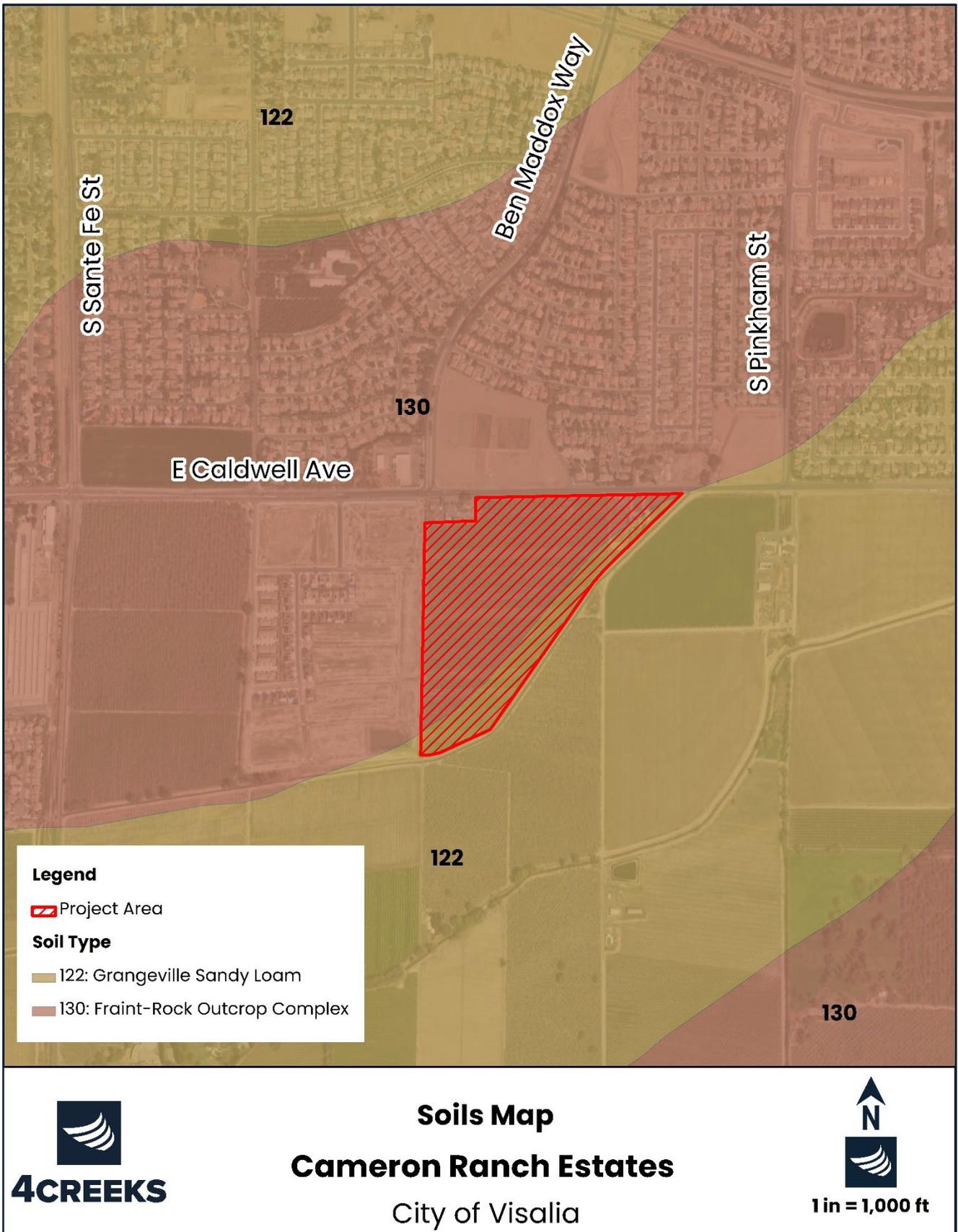


Figure 1-3: Soils Map

Appendix F

Biochemical Oxygen Demand and Total Suspended Solids Calculations

April 26, 2024
 Community Development Department
 Planning Department
 315 E. Acequia Ave.
 Visalia, CA 93291

Re: Cameron Ranch Estates – Biochemical Oxygen Demand and Total Suspended Solids Calculations

To Whom It May Concern,

We have prepared the calculations below using the best available standards and practices that were able to find. Our calculations reference a report prepared by Provost and Prichard titled Local Discharge Limits Development, that was prepared for the City of Visalia in March 2011, see Appendix A. We have also utilized the City of Visalia’s Sewer Master Plan, December 2005, to calculate an assumed volume of effluent for the proposed project. See below for the equation that will be utilized to calculate the assumed BOD and TSS that will be generated by the proposed project.

Equation 1 – AHL based on WDR limits

$$AHL_{wdr} = \frac{(8.34)(C_{wdr})(Q_{wwtf})}{(1-R_{wwtf})}$$

Where:

- AHL_{wdr} = AHL based on WDR limit, lb/day
- C_{wdr} = WDR permit limit, mg/L
- Q_{wwtf} = WWTF average flow rate, MGD
- R_{wwtf} = Plant removal efficiency, as decimal
- 8.34 = Conversion factor

Table 3-2 shows the allowable headworks loading for the POCs based upon the limitations contained in the WDR.

Table 3-2: WDR Based AHLs

Pollutant	WWTF Flow (MGD) (Q _{wwtf})	WDR Limit (mg/l) (C _{wdr})	Select Removal Efficiency (from list)	Removal Efficiency (%) (R _{wwtf})	Allowable Headworks (lbs/day)
Lead	12.18	0.05	User Entered	62.19	13.434
Ammonia	12.18	25	User Entered	43.89	4525.7652
BOD	12.18	30	User Entered	98.81	256354.5218
TSS	12.18	30	User Entered	98.65	226555.1037



Cameron Ranch Estates is a new project being proposed by Artemis Partners LLC. The project is Located on the southeast corner of Ben Maddox and Caldwell Avenue. The project is proposing to develop 43.6 Gross Acres into a residential subdivision. Using Table 3.4 from the City of Visalia’s Sewer Master Plan, the expected flow rates can be calculated using the Adjusted Flow Coefficients that have been provided.

**Table 3.4 Average Sewer Flow Coefficients
Sewer System Master Plan
City of Visalia**

Land Use Designation	Land Use Code	Urban Development Boundary ^{1,2} (ga)	Existing Sewered Service Area ^{3,4} (ga)	% of Total Service Area (%)	1994 Flow Coeff ⁵ (gpd/ga)	Calculated Flows (gpd)	Adjusted Flow Coefficient (gpd/ga)	2003 ADWF Balance (gpd)	% of Total ADWF (%)
Residential									
Rural	RA	1,007	413	2%	500	206,390	400	165,112	1%
Low Density	RLD	14,138	8,423	43%	1,000	8,422,750	800	6,738,200	55%
Medium Density	RMD	879	536	3%	1,800	964,296	1,300	696,436	6%
High Density	RHD	315	165	1%	2,500	413,200	2,000	330,560	3%
Commercial									
Commercial	COM	3,499	2,183	11%	1,000	2,183,180	650	1,419,067	12%

Table 1: Breakdown of Land Use for Phase 1

Land Use	Acreage	Adjusted Flow Coefficient	Expected Flow	Unit
Low Density Residential	43.6	800	34880	GPD
Total Expected Flow: 34880 GPD				

Utilizing the equation and coefficients previously provided, we can calculate BOD as Follows:

$$AHL_{wdr} = \frac{(8.34)(C_{wdr})(Q_{wwtf})}{(1 - R_{wwtf})}$$

Where:

$$C_{wdr} = 30$$

$$Q_{wwtf} = .048 \text{ MGD}$$

$$R_{wwtf} = .9881$$

$$BOD = 733.36 \text{ Lb/Day}$$



Utilizing the equation and coefficients previously provided, we can calculate TSS as Follows

$$AHL_{wdr} = \frac{(8.34)(C_{wdr})(Q_{wwtf})}{(1 - R_{wwtf})}$$

Where:

$$\begin{aligned}C_{wdr} &= 30 \\Q_{wwtf} &= .048 \text{ MGD} \\R_{wwtf} &= .9865\end{aligned}$$

$$\mathbf{TSS = 646.44 \text{ Lb/Day}}$$

Please review the calculations provided and if there are any additional questions or information needed, please feel free to contact me at (559)802-3052.

Jonathan J. Frausto
Project Manager





Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

Meredith Williams, Ph.D.
Director
8800 Cal Center Drive
Sacramento, California 95826-3200



Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

June 13, 2024

Josh Dan
Senior Planner
City of Visalia
315 E. Acequia Avenue
Visalia, CA 93291
josh.dan@visalia.city

RE: MITIGATED NEGATIVE DECLARATION FOR THE CAMERON RANCH ESTATES
– ANNEXATION NO. 2024-02 AND CAMERON RANCH ESTATES TENTATIVE
SUBDIVISION MAP NO. 5598 PROJECT DATED MAY 29, 2024 STATE
CLEARINGHOUSE NUMBER [2024051257](#)

Dear Josh Dan,

The Department of Toxic Substances Control (DTSC) received a Mitigated Negative Declaration (MND) for the Cameron Ranch Estates – Annexation No. 2024-02 and Cameron Ranch Estates Tentative Subdivision Map No. 5598 project (project). The proposed project has the following components: *Annexation No. 2024-02*: A request by Artemis Partners, LLC to annex 43.6-acres into the City Limits of Visalia. Upon annexation the area would be zoned R-1-5 (Single-Family Residential, minimum 5,000 square foot lot size), which is consistent with the General Plan Land Use Designation of Residential Low Density; and, *Cameron Ranch Estates Tentative Subdivision Map No. 5598*: A request Artemis Partners, LLC to subdivide two parcels totaling 43.6 acres into a 178-lot single-family residential subdivision including new and

relocated utilities, new residential streets, improvements to Caldwell Avenue, and the continuation and improvement of Ben Maddox Way. The entire project site, once annexed, will be zoned to R-1-5 (Single-Family Residential, minimum 5,000 square foot lot size).

After reviewing the project's MND, DTSC recommends and requests consideration of the following comments:

1. When agricultural crops and land uses are rezoned for residential use, a number of contaminants of concern can be present. The Lead Agency shall identify the amounts of Pesticides and Organochlorine Pesticides (OCPs) historically used on the property. If present, OCPs requiring further analysis are Dichlorodiphenyltrichloroethane (DDT), toxaphene, and dieldrin. Additionally, any level of arsenic present would require further analysis and sampling and must meet [HHRA NOTE NUMBER 3, DTSC-SLs](#) approved thresholds. If they are not, remedial action must take place to mitigate them below those thresholds.
2. Additional chemicals of concern may be found in mixing/loading/storage area, drainage ditches, farmhouses, or any other outbuildings and should be sampled and analyzed. If smudge pots had been routinely utilized, additional sampling for Polycyclic Aromatic Hydrocarbons (PAHs) and/or Total Petroleum Hydrocarbons (TPHs) may be required.
3. Due to the Zone reclassification change of Agriculture Exclusive Zone 20 Acres (AE-20)-to Residential Low Density (RLD), a site and/or soil assessment should be completed to determine if any Recognized Environmental Conditions (REC's) are present. This may require a Phase I Environmental Site Assessment and oversight from DTSC or a [certified local agency](#). For boring and analyses recommendations under 50 acres, refer to [DTSC Interim Guidance for Sampling Agricultural Properties](#).
4. All imported soil and fill material should be tested to ensure any contaminants of concern are within DTSC's and U.S. Environmental Protection Agency (USEPA) Regional Screen Levels (RSLs) for the intended land use. To minimize the possibility of introducing contaminated soil and fill material there should be documentation of the origins of the soil or fill material and, if applicable, sampling be conducted to ensure that the imported soil and fill

Josh Dan
June 13, 2024
Page 3

material meets screening levels outlined in DTSC's [Preliminary Endangerment Assessment \(PEA\) Guidance Manual](#) for the intended land use. The soil sampling should include analysis based on the source of the fill and knowledge of the prior land use. Additional information can be found by visiting [DTSC's Human and Ecological Risk Office \(HERO\) webpage](#).

DTSC appreciates the opportunity to comment on the MND for the Cameron Ranch Estates – Annexation No. 2024-02 and Cameron Ranch Estates Tentative Subdivision Map No. 5598 project. Thank you for your assistance in protecting California's people and environment from the harmful effects of toxic substances. If you have any questions or would like any clarification on DTSC's comments, please respond to this letter or via [email](#) for additional guidance.

Sincerely,



Tamara Purvis
Associate Environmental Planner
HWMP-Permitting Division – CEQA Unit
Department of Toxic Substances Control
Tamara.Purvis@dtsc.ca.gov

Josh Dan
June 13, 2024
Page 4

cc: (via email)

Governor's Office of Planning and
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June 19, 2024

City of Visalia
Attn: Paul Bernal
315 E. Acedquia Ave.
Visalia, CA 93292

Re: DTSC Letter, dated June 13, 2024

Mitigated Negative Declaration For The Cameron Ranch Estates – Annexation No. 2024-02 And Cameron Ranch Estates Tentative Subdivision Map No. 5598 Project Dated May 29, 2024

Dear Mr. Bernal,

In response to the letter dated June 13, 2024 from the Department of Toxic Substances Control, we have reviewed and suggest the following items to be added to the Conditions of Approval for the project:

- Krazan performed a Phase I ESA on 6/13/2022 and no REC's were identified. No structures, mixing/loading/storage, drainage ditches, farmhouses, outbuildings, smudge pots, or any other chemical of concerns were identified on the site.
- Prior to site disturbance, homebuilder will consult with Krazan on recommendation for obtaining soil samples to test for OCP's and Arsenic. If suggested to be performed, homebuilder shall have Krazan perform the soil sampling per *Interim Guidance for Sampling Agricultural Properties from DTSC*.
- All imported soil and fill material should be tested to ensure that any contaminants are with DTSC's and the US Environmental Protection Agency (USEPA) Regional Screening Levels (RSLs).

Thank you for your review and consideration.

Best regards,

Matthew Ainley, PE

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GEOTECHNICAL ENGINEERING • ENVIRONMENTAL ENGINEERING
CONSTRUCTION TESTING & INSPECTION

July 13, 2022

Project No. 014-22075

Mr. John Bonadelle
Bonadelle Development Corporation
7030 North Fruit Avenue, Suite 101
Fresno, California 93711
jab@bonadelle.com

RE: Phase I Environmental Site Assessment
Diamond Oaks Subdivision
Southeast of East Caldwell Avenue and South Ben Maddox Way
APN 126-130-018
Visalia, California 93292

Dear Mr. Bonadelle:

Krazan & Associates, Inc., (Krazan) completed a Phase I Environmental Site Assessment at the referenced site summarized in a report dated July 13, 2022. We appreciate the opportunity to serve your environmental due diligence needs. Krazan identified no evidence of recognized environmental conditions (RECs), controlled recognized environmental conditions (CRECs) or historical RECs (HRECs) in connection with the subject site as defined by ASTM E 1527-13.

If you have any questions regarding the information presented in this report, please call me at (559) 348-2200.

Respectfully submitted,
KRAZAN & ASSOCIATES, INC.

Jason R. Paul, PG 7557
Environmental Regional Manger

JRP/mlt



PHASE I ENVIRONMENTAL SITE ASSESSMENT

**DIAMOND OAKS SUBDIVISION
SOUTHEAST OF EAST CALDWELL AVENUE
AND SOUTH BEN MADDOX WAY
APN 126-130-018
VISALIA, CALIFORNIA**

Project No. 014-22075
July 13, 2022

Prepared for:
Mr. John Bonadelle
Bonadelle Development Company
7030 North Fruit Avenue, Suite 101
Fresno, California 93711

Prepared by:
Krazan & Associates, Inc.
215 West Dakota Avenue
Clovis, California 93612
(559) 348-2200

 **Krazan** & ASSOCIATES, INC.
SITE DEVELOPMENT ENGINEERS

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Appendix A	EDR – Certified Sanborn® Map Report EDR – Historical Topo Map Report EDR – City Directory Image Report EDR – Aerial Photo Decade Package
Appendix B	AFX AUL/EL Environmental Questionnaires
Appendix C	EDR – Radius Map Report Regulatory Records

EXECUTIVE SUMMARY

Krazan & Associates, Inc. (Krazan) has conducted a Phase I Environmental Site Assessment (ESA) on the property located southeast of East Caldwell Avenue and South Ben Maddox Way, Visalia, California (subject site). The subject site consists of an irregularly-shaped property, measuring approximately 42-acres and identified as Tulare County Assessor's Parcel Number (APN) 126-130-018. The subject site is currently a stone fruit orchard. Bonadelle Development Corporation plans to develop the subject site into single-family homes.

The subject site was not identified on any Federal, State or local regulatory database indicating that a release of hazardous materials has impacted the subject site.

Krazan identified no evidence of recognized environmental conditions (RECs), controlled recognized environmental conditions (CRECs) or historical RECs (HRECs) in connection with the subject site as defined by ASTM E 1527-13.

1.0 INTRODUCTION

The subject site is located southeast of East Caldwell Avenue and South Ben Maddox Way. The subject site consists of an irregularly-shaped property measuring approximately 42-acres and is identified as Tulare County Assessor's Parcel Number (APN) 126-130-018. The subject site is currently a stone fruit orchard.

Krazan conducted the Phase I ESA of the subject site in conformance with the American Society for Testing and Materials (ASTM) E 1527-13 *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. This Phase I ESA constitutes all appropriate inquiry (AAI) designed to identify recognized environmental conditions (RECs) in connection with the previous ownership and uses of the subject site as defined by ASTM E 1527-13.

ASTM E 1527-13 Section 1.1.1 *Recognized Environmental Conditions* – In defining a standard of good commercial and customary practice for conducting an environmental site assessment of a parcel of property, the goal of the processes established by this practice is to identify recognized environmental conditions. The term recognized environmental conditions means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. *De minimis* conditions are not recognized environmental conditions.

It is incumbent upon the user to read this Phase I ESA report in its entirety. If not otherwise defined within the text of this report, please refer to the Glossary of Terms Section following the References Section for definitions of terms and acronyms utilized within this Phase I ESA report.

Previous Environmental Assessments

Krazan was not provided any previous environmental assessments for the subject site.

2.0 PURPOSE AND SCOPE OF ASSESSMENT

2.1 Purpose

According to ASTM E 1527-13, the purpose of this practice is to define good commercial and customary practice in the United States of America for conducting an *environmental site assessment* of a parcel of *commercial real estate* with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) and *petroleum products*. As such, this practice is intended to permit a *user* to satisfy one of the requirements to qualify for the *innocent landowner, contiguous property owner, or bona fide prospective purchaser* limitation on CERCLA liability (hereinafter, the *landowner liability protections, or LLPs*): that is, the practice that constitutes *all appropriate inquiries* into the previous ownership and uses of the *property* consistent with good commercial and customary practice as defined at 42 U.S.C. §9601(35)(B).

2.2 Scope of Work

The scope of work for this Phase I ESA conforms to ASTM E 1527-13. The Phase I ESA includes the following scope of work: a) a site reconnaissance of existing on-site conditions and observations of adjacent property uses, b) a review of user-provided documents and search of available current land title records compiled by AFX Corp., Inc., c) a review of historical aerial photographs, a review of pertinent building permit records, cross-reference directories, historical Sanborn Fire Insurance Maps (SFIMs), and interview(s) with person(s) knowledgeable of the previous and current ownership and uses of the subject site, d) a review of local regulatory agency records, and e) a review of local, state, and federal regulatory agency lists compiled by Environmental Data Resources, Inc. (EDR).

Krazan was provided written authorization to conduct the Phase I ESA by John Bonadelle with Bonadelle Development Corporation on June 8, 2022.

3.0 SUBJECT SITE SETTING

The subject site is located southeast of the intersection between East Caldwell Avenue and South Ben Maddox Way, in Visalia, California. The subject site is currently a stone fruit orchard. The site vicinity is comprised of undeveloped, agricultural, and single-family residential properties to the east, north, and south. The adjacent property to the west is currently under-development with single-family homes. The Tulare Irrigation Company Canal bounds the subject site to the southeast. General property information and property use are summarized in the following table. Refer to Figures No. 1 – 3 for subject site details.

Subject Site Information Summary	
Current Owner:	Twigge Oaks LLC
Assessor’s Parcel Number:	126-130-018
Address:	None
Historical Address:	None
General Location:	Southeast of the intersection between East Caldwell Avenue and South Ben Maddox Way
Acreage:	Approximately 42 acres
Existing Use:	Agricultural (stone-fruit orchard)
Number of Buildings:	None
Original Construction Date:	1949
Proposed Use:	Unknown
Electricity:	Southern California Edison Company
Natural Gas:	Southern California Gas Company
Potable Water:	City of Visalia**
Sanitary Sewer:	City of Visalia**
Latitude / Longitude:	36.295811° / -119.267707°
Topographic Map:	U.S. Geological Survey, 7.5-minute Visalia, California topographic quadrangle map
Topographic Map Location:	Northwest quarter of Section 9, Township 19 South, Range 25 East, Mount Diablo Baseline and Meridian
Topography:	Approximately 330 feet above mean sea level
Approximate Depth to Groundwater:	125 feet below ground surface (bgs), State of California Department of Water Resources (DWR)*
Regional Groundwater Flow Direction:	Southwest, DWR*

Notes: * State of California, Department of Water Resources, *Sustainable Groundwater Management Act (SGMA) Data Viewer, Spring 2021*. ** Subject Site is undeveloped. Utilities listed are available utilities nearby to be connected during development.

3.1 Geology and Hydrogeology

The subject site is located within the San Joaquin Valley, a broad structural trough bound by the Sierra Nevada and Coast Ranges of California. The San Joaquin Valley, which comprises the southern portion of the Great Valley of California, has been filled with several thousand feet of sedimentary deposits. Sediments in the eastern valley, derived from the erosion of the Sierra Nevada, have been deposited by

major to minor west-flowing drainages and their tributaries. Near-surface sediments are dominated by sands and silty sands with lesser silts, minor clays, and gravel. The sedimentary deposits in the region form large coalescing alluvial fans with gentle slopes. According to the United States Department of Agriculture (USDA) Natural Resources Conservation Service, soils at the subject site are described as Grangeville sandy loam (Class B). Groundwater in the subject site vicinity was reported to be first encountered at a depth of approximately 125 feet bgs in Spring 2021. The groundwater flow direction in the area of the subject site was reported to be toward the southwest.

4.0 SITE BACKGROUND

A review of historical Sanborn Fire Insurance Maps (SFIMs), historic USGS topographic maps, reasonably ascertainable city cross-reference directories, historical aerial photographs, local agency records and previous environmental reports, as made available to Krazan, were utilized to assess the history of the subject site.

4.1 Sanborn Fire Insurance Maps

Krazan reviews Sanborn Fire Insurance Maps (SFIMs) to evaluate prior land use of the subject site and the adjacent properties. SFIMs typically exist for cities with populations of 2,000 or more, the coverage dependent on the location of the subject site within the city limits. Krazan contracted with Environmental Data Resources, Inc. (EDR) to provide copies of available SFIMs for the subject site and the adjacent properties as far back as 1867. EDR’s search of Sanborn Insurance maps for revealed no coverage for the subject site and the adjacent properties. Refer to Appendix A – *EDR – Certified Sanborn® Map Report* for details.

4.2 USGS Topographic Quadrangle Map

Krazan reviewed USGS, 7.5-minute, Visalia, California topographic quadrangle maps. The subject site did not have any structures depicted as being on site until 1949. The 2012, 2015, and 2018 topographic maps depict elevation contour lines, water ways, and existing surface streets proximate to the subject site; however, structures and most land use descriptions are not depicted on these topographic maps. Refer to Figure 4 and Appendix A – *EDR - Historical Topo Map Report* for copies of the maps.

Topographic Maps Summary		
<i>Year</i>	<i>Site Usage</i>	<i>Adjacent Property Usage</i>
1927	The subject site is depicted as undeveloped land, approximately 330 feet above mean sea level. There are no structures depicted on the subject site.	The adjacent/vicinity properties are depicted as undeveloped land. The Tulare Irrigation Company Canal bounds the southeastern extent of the subject site, travelling diagonally northeast to southwest. Cameron Creek flows also northeast to southwest and is south of the canal. The Atchison Topeka and Santa Fe Railroad is west of the subject site and travels north to south. There are a few structures present in the vicinity of the subject site.

Topographic Maps Summary (continued)		
<i>Year</i>	<i>Site Usage</i>	<i>Adjacent Property Usage</i>
1949	The subject site is unchanged from the 1927 map.	A road is depicted adjacent north of the subject site travelling east to west. An unimproved dirt road is depicted as travelling south near the eastern portion of the subject site. Adjacent and vicinity properties are depicted as developed for agricultural use as vineyards or orchards.
1950, 1969	The subject site is unchanged from the 1949 map.	The road adjacent to the north is now depicted as a secondary highway.
2012, 2015, 2018	The subject site appears relatively unchanged from the 1969 topographic map. The 2012 and more recent maps do not depict property features.	The 2012 and more recent maps do not depict property features.

4.3 City Cross-Reference Directories

Krazan contracted with EDR to provide a review of available cross-reference directories dated 1975 through 2017 for the subject site location, southeast of East Caldwell Avenue and South Ben Maddox Way. A summary of cross-reference directory information is presented in the following table. Refer to Appendix A – EDR - City Directory Image Report for details.

Cross-Reference Directories Summary		
<i>Address</i>	<i>Owner / Occupant</i>	<i>Years</i>
<i>Subject Site</i>		
No Address		
<i>Adjacent / Vicinity Properties</i>		
1309 East Caldwell Avenue	Frank & Sons, Frank Costa	1975
	Frank & Sons, Frank Costa, Carlos Machado, Jose N Sequeria	1980
	Frank & Sons, Frank Costa, P Bagliere	1985
	Frank Costa, Maria J Veira	1990
	Frank Costa	1995, 2000
	Ronald E Schnabel	2005
	Eugeniano Lambert	2010
	Fred D Marks	2014, 2017
1345 East Caldwell Avenue	Leo JH Costa	1975
	AG Alafa	2000
	William H Lambert, Valley Low Voltage	2005
	William H Lambert	2010

Krazan's review of cross-reference directories indicates that: 1) the subject site was not listed on any city directory reviewed. 2) the adjacent properties consist of residential homes and small businesses. It is unlikely that hazardous materials are stored/used on adjacent/vicinity properties based on the cross-reference directories reviewed.

4.4 Aerial Photograph Interpretation

Historical aerial photographs were obtained from EDR and reviewed to assess the history of the subject site. The aerial photograph summary is provided in the following table. Refer to Appendix A – *Aerial Photo Decade Package* for details.

Aerial Photograph Review Summary		
<i>Year</i>	<i>Site Use</i>	<i>Adjacent Properties</i>
1937	The subject site appears to be in agricultural production as row crops.	The adjacent/vicinity properties appear to be in agricultural use with some rural residences. The Tulare Irrigation Company Canal bounds the southeastern extent of the subject site, travelling northeast to southwest. A paved road bounds the northern extent of the subject site. An unpaved road bounds the western extent of the subject site between Caldwell Avenue and the Tulare Irrigation Company Canal.
1952	There are two east-west traversing unpaved roads present within the center of the subject site.	There is a rural residence to the northwest of the subject site.
1969, 1972, 1977	The subject site appears to be in agricultural production as an orchard. The unpaved roads noted in the previous aerial photograph are no longer visible.	There is a rural residence present adjacent to the east of the northeastern corner of the subject site. An additional rural residence is present to the adjacent northwest of the subject site.
1984, 1994	The subject site is relatively unchanged from the 1977 aerial photograph.	There is a stockpile present southeast of the junction between the eastern subject site boundary and the Tulare Irrigation Company Canal.
2006, 2009	The subject site is relatively unchanged from the 1994 aerial photograph.	There is a barn/storage building present on the northwestern adjacent residence. The adjacent property to the east is now allow land. The adjacent property to the north is now partially fallow land and partially single-family residential.
2012, 2016	The subject site is relatively unchanged from the 2009 aerial photograph.	The adjacent property to the north that was partially fallow appears to once again be developed for small-scale agricultural production as row crops.

4.5 Municipal Records

Tulare County Resource Management Agency

On June 15, 2022 a public records request was submitted to Tulare County Resource Management Agency (Tulare County Planning) for planning records on file for the subject site.

Krazan received a response from Tulare County Planning on June 22, 2022. No building or demolition permits were associated with the subject site.

4.6 Previous Environmental Assessments

Krazan was not provided with any previous environmental assessments for the subject site.

5.0 USER-PROVIDED INFORMATION

A review of user-provided information was conducted in order to help identify pertinent information regarding potential environmental impacts associated with the subject site.

5.1 Environmental Liens/Activity and Use Limitations Report

An Environmental Lien/Activity and Use Limitations (EL/AUL) Report provides results from a search of available land title records for environmental cleanup liens institutional controls (ICs), environmental land use controls (LUCs), environmental activity and use limitations (AULs), or declaration of environmental use restrictions (DEULs) which may have been filed against the subject site or exist in connection with the subject site as indicated by the subject site EL/AUL Reports.

AFX Research, LLC (AFX) conducted an EL/AUL search on the subject site's APN (126-130-018). In a report dated June 13, 2022, AFX stated that there were no environmental liens or activity use limitations associated with the subject site.

5.2 Title Report

A Preliminary Title Report (PTR) or Title Report was not provided to Krazan.

5.3 Interviews

Krazan conducts interviews with the owner of the subject site, a key site manager, subject site occupant(s), and/or the previous owner/occupant(s) of the subject site. The interview(s) is/are designed to provide pertinent information regarding potential environmental impacts associated with the subject site.

Subject Site Owner

A completed owner questionnaire was received by Mr. Daniel Twigge, of Twigge Oaks LLC, the owner of the subject site. Mr. Twigge has been associated with the subject site for five years. According to the questionnaire, Mr. Twigge stated that the historical use of the subject site was for agriculture. Mr. Twigge stated that the subject site is currently used for fruit farming. According to Mr. Twigge, to the best of their knowledge, no disposal of hazardous materials; no on-site treatment and/or discharge of waste, engineering or institutional controls, no on-site leach fields, dry wells, sumps, no buried materials, USTs or ASTs; no monitoring wells; or any items of environmental concern are associated with the subject site. Mr. Twigge stated that no hazardous materials were stored on the subject site; however, farming chemicals (Altacos, Roundup, Chimzal) are applied to the trees. Mr. Twigge did not state the purpose of the Phase I nor did he

indicate if the purchase price reasonably reflected fair market value for the subject site. Refer Appendix B – *Phase I ESA Questionnaires* for details.

Previous Subject Site Owners/Occupants

A Phase I ESA interview with the previous owner/occupant of the subject site was not conducted. No contact information for a previous property owner/occupant was made available and was therefore was not reasonably ascertainable. Consequently, information regarding the history and historical uses of the subject site obtained from an interview of a previous owner and/or occupant constitutes a data gap.

5.4 Phase I Environmental Site Assessment User Questionnaire

In order to qualify for one of the *Landowner Liability Protections (LLPs)* offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the *Brownfields Amendments*), the *user* must provide the following information (if available) to the *environmental professional*. Failure to provide this information could result in a determination that *all appropriate inquiry* is not complete. The user is asked to provide information or knowledge of the following:

1. Environmental cleanup liens that are filed or recorded against the site.
2. Activity and land use limitations that are in place on the site or that have been filed or recorded in a registry.
3. Specialized knowledge or experience of the person seeking to qualify for the LLPs.
4. Relationship of the purchase price to the fair market value of the *property* if it were not contaminated.
5. Commonly known or *reasonably ascertainable* information about the *property*.
6. The degree of obviousness of the presence or likely presence of contamination at the *property*, and the ability to detect the contamination by appropriate investigation.
7. The reason for preparation of this Phase I ESA.

On July 6, 2022 a completed Phase I ESA User questionnaire was received from Mr. John Bonadelle, a representative of Bonadelle Homes Inc., Krazan's client and the Phase I ESA user. Refer to Appendix B – *Phase I ESA Questionnaires* for details.

According to the questionnaire responses, Mr. Bonadelle, to the best of their knowledge as the user of this Phase I ESA, was not aware of any environmental cleanup liens or activity use limitations associated with the subject site. Mr. Bonadelle stated that the past uses of the subject site was agriculture. Mr. Bonadelle has no specialized knowledge or experience of the prior nature of the business or chemical utilization on the subject site. Mr. Bonadelle indicated that they did not have knowledge of the past or current presence of specific chemicals or hazardous materials, unauthorized spills or chemical releases or of any environmental cleanups in connection with the subject site. Mr. Bonadelle stated that the purchase price of the subject site reasonably reflects fair market value. Additionally, Mr. Bonadelle stated that the preparation of a Phase I ESA is for a purchase/sale, bank loan, and land development.

6.0 SITE RECONNAISSANCE

A site reconnaissance, which included a visual observation of the subject site and surrounding properties, was conducted by Mr. David Nava, Krazan’s Environmental Assessor, on July 8, 2022. Krazan was not accompanied during the site reconnaissance. The objective of the site reconnaissance is to obtain information indicating the likelihood of identifying recognized environmental conditions, including hazardous substances and petroleum products, in connection with the property (including soils, surface waters, and groundwater).

6.1 Observations

The following table summarizes the subject site features encountered during our site reconnaissance. Observed features are noted in the following table and described in detail below the table. Refer to Figure No. 3 - *Site Map* and *Photographs* for locations and details pertaining to site-specific features discussed in this section of the report.

Site Reconnaissance Summary		
<i>Features</i>	<i>Observed</i>	<i>Not Observed</i>
Structures (existing)		X
Evidence of Past Uses (foundations, debris)		X
Hazardous Substances and/or Petroleum Products (including containers)		X
Aboveground Storage Tanks (ASTs)		X
Underground Storage Tanks (USTs) or evidence of USTs		X
Evidence of Underground Pipelines (non-irrigation)		X
Strong, Pungent, or Noxious Odors		X
Pools of Liquid likely to be Hazardous Materials or Petroleum Products		X
Drums		X
Unidentified Substance Containers		X
Potential Polychlorinated Biphenyl (PCB)-Containing Equipment		X
Subsurface Hydraulic Equipment		X
Heating/Ventilation/Air Conditioning (HVAC)		X
Stains or Corrosion on Floors, Walls or Ceilings		X
Floor Drains, Sumps, or Oil/Water Clarifiers		X
Storm Drains		X
Pits, Ponds, or Lagoons		X
Stained Soil and/or Pavement		X
Soil Piles		X
Stressed Vegetation		X
Waste or Wastewater (including stormwater) Discharges to Surface/Surface Waters		X

Site Reconnaissance Summary (continued)		
<i>Features</i>	<i>Observed</i>	<i>Not Observed</i>
Wells (Irrigation, Domestic, Dry, Injection, Abandoned, Monitoring Wells)		X
Septic Systems		X
High-voltage, tower-mounted transmission lines		X

The subject site is currently developed for agricultural production as a flood-irrigated stone-fruit orchard. There are no structures on the subject site. The orchard rows are oriented east to west with concrete irrigation conduits at the eastern extent of each row. The Tulare Irrigation Company Canal bounds the southeastern extent of the subject site. Irrigation vents can be observed throughout the property. A steel-plate bridge provides access across the canal to the property adjacent to the southeast.

6.2 Adjacent Streets and Property Usage

The following table summarizes the current adjacent streets and adjacent property uses observed during the site reconnaissance:

Adjacent Streets and Property Usage		
<i>Direction</i>	<i>Adjacent Street</i>	<i>Adjacent Property Usage</i>
North	East Caldwell Avenue	Undeveloped, Agriculture, Fruit Stand, Single-Family Residential
East	None	Agriculture - Row Crops
South	None	Agriculture - Orchard (Stone-Fruit)
West	None (future South Ben Maddox Way)	Under-Development (Single-Family Residential)

North of the subject site is a fruit stand, row crops, single-family residential homes and undeveloped areas. There are orchards to the east, south, and southwest, of the subject site. Properties west of the subject site are currently under-development for single-family homes.

Based on the observed uses of the properties located immediately adjacent to the subject site, it is unlikely that significant quantities of hazardous materials currently are stored at these properties. Please see *Section 6.4 – Regulatory Agency Records Review* below for further discussion of relevant properties.

6.3 ASTM Non-Scope Considerations

According to ASTM E 1527-13, there may be environmental issues or conditions at assessed properties that are outside the scope of the Phase I ESA practice (non-scope considerations). Some substances may be present in quantities and under conditions that may lead to contamination of the subject site or of nearby

properties but are not included in CERCLA's definition of hazardous substances (42 U.S.C. §9601[14]). ASTM Non-scope considerations appropriate for the subject site are discussed below.

Radon

Radon is a radioactive gas that is found in certain geologic environments and is formed by the natural breakdown of radium, which is found in the earth's crust. A radon survey was not included within the scope of this investigation; however, the State of California Department of Public Health (CDPH) maintains a statewide database of radon results in designated geographic areas. Radon detection devices are placed in homes throughout the study region to determine geographic regions with elevated radon concentrations. The U.S. EPA has set the safety standard for radon gas in homes to be 4.0 pico Curies per liter (pCi/L).

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 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 Property in Zone 2, where average predicted radon levels are between 2.0 and 4.0 pCi/L. Therefore, the available data suggests that the potential for radon to adversely impact the subject site appears to be low.

Environmental Non-Compliance Issues

No material non-compliance issues were identified in connection with the subject site in the process of preparing this report.

Activity and Use Limitations

No activity and use limitations were identified in connection with the subject site in the process of preparing this report.

6.4 Regulatory Agency Records Review

A review of Federal and State regulatory databases was conducted to help determine if hazardous materials have been handled, stored, or generated on the subject site and/or the adjacent properties and businesses. The Federal and State environmental databases consulted in the course of this assessment were compiled by Environmental Data Resources, Inc. (EDR) and identified facilities within the search distances specified in ASTM 1527-13. Krazan verified the location and distances of the properties Krazan deemed as having

the potential to adversely impact the subject site. The actual location of the listed properties may differ from the EDR listing. Krazan did not verify the locations and distances of every property listed by EDR. No EDR-listed unmapped (non-geocoded) sites identified were determined to be located on or adjacent to the subject site. Refer to Appendix C – *EDR Radius Map Report* for the Map Findings Summary and complete details of the complete report.

Regulatory records are reviewed based on the following criteria: 1) properties with known soils and/or groundwater releases considered to represent the potential for impact to the subject site that are located within 1,760 feet of the subject site for constituents of concern impacts or 528 feet of the subject site for petroleum hydrocarbon impacts; 2) properties that are adjacent or in proximity to the subject site included within the EDR regulatory database report or noted during the site reconnaissance to possibly handle, store, or generate hazardous materials. Applicable property records are discussed below.

State of California Environmental Protection Agency

Krazan's July 11, 2022 review of the State of California Environmental Protection Agency (CalEPA) – Department of Toxic Substances Control (DTSC) Envirostor database available via the DTSC's Internet Website indicated that no records of cleanup sites including State response sites, voluntary cleanup sites, school cleanup sites, military or school evaluation sites or corrective action sites are listed for the subject site, the adjacent properties, or properties located within a 500-foot radius of the subject site.

State of California Regional Water Quality Control Board – Geotracker

Krazan's July 11, 2022 review of the State of California Regional Water Quality Control Board (RWQCB) Geotracker database available via the RWQCB Internet Website did not identify any land disposal sites, cleanup programs, LUST, or military sites at the subject site.

California Department of Conservation, California Geologic Energy Management Division

Krazan's July 11, 2022 review of the State of California Department of Conservation, California Geologic Energy Management Division (CalGEM) GIS Online Mapping System indicated that no plugged and abandoned or producing oil wells are located on or adjacent to the subject site.

Tulare County Environmental Health Division

The Tulare County Environmental Health Division (Tulare County Environmental Health) is the lead regulatory agency or Certified Unified Program Agency (CUPA) for hazardous materials handling facilities in Fresno County.

On June 15, 2022 a public records request was submitted to Tulare County Environmental Health for records associated with the subject site. On June 21, 2022 Krazan received a response from Tulare County Environmental Health stating there were no records associated with the subject site.

Database and Regulatory Records

Several agencies have published documents that list businesses or properties which have handled hazardous materials or waste or may have experienced site contamination. The lists consulted in the course of our assessment were compiled by EDR and Krazan and represent reasonably ascertainable current listings.

Target Property

No records were found for the subject site.

Adjacent Properties

Packwood Creekcheck Structures
Visalia, CA 93292
CIWQS, CERS

This facility is listed in the California EPA's Regulated Site (CERS) Portal as a Wetlands – Fill and Dredge Material Site. This facility is also listed in the State Water Resources Control Board's (SWRCB) California Integrated Water Quality System (CIWQS) as a fill/excavation site. These listings are a result of regulatory oversight of a flow control feature installed on Packwood Creek. These listings do not represent an environmental concern.

John E. Vosburgh, C & C Farms
1829 E Caldwell Ave, Visalia, CA 93292
Hist UST, Pest Lic

This facility is listed in the State Water Resources Control Board's (SWRCB) historic UST (HIST UST) database. According to documents retrieved from the Geotracker database, this facility had one 1,000-gallon diesel UST on the property. There is no documentation of a release associated with this petroleum UST. This facility possesses an active qualified applicator pesticide license for plant agriculture. This facility contains one diesel UST and maintains a pesticide license. There is no evidence of a release associated with the diesel UST. Pesticides typically are not migratory. Therefore, this facility does not represent an environmental concern.

No Federal Superfund – National Priorities List (NPL) sites were determined to be located within a one-mile radius of the subject site.

Hazardous Materials Migration in Soils and/or Groundwater

The remaining properties within the specified search radius of the subject site which appeared on local, state, or federally published lists of sites that use or have had releases of hazardous materials or petroleum products are of sufficient distance and/or situated hydraulically cross- or downgradient from the subject site such that impact to the subject site via groundwater migration is unlikely. In general, potentially hazardous materials released from facilities located approximately hydraulically upgradient within subject site vicinity, or in a hydraulically cross-gradient direction in proximity to the site, may have a reasonable potential of migrating to the subject site via groundwater flow. This opinion is based on the assumption that non-vaporous hazardous materials generally do not migrate large distances laterally within the soil, but rather tend to migrate with groundwater in the general direction of groundwater flow. However, the potential for migration of volatile hazardous materials may include movement within soils, groundwater flow or potentially omni-directionally if present in a vaporous state.

Hazardous Materials Migration in Vapor

Hazardous materials or petroleum product vapors which may have the potential to migrate into the subsurface of the subject site may be caused by the release of vapors from contaminated soil or groundwater either on or in the vicinity of the subject site from current or historical uses of the subject site and/or adjacent or vicinity properties. Current or past land uses such as gasoline stations (using petroleum hydrocarbons), dry cleaning establishments (using chlorinated volatile organic compounds), former manufactured gas plant sites (using volatile and semi-volatile organic compounds), and former industrial sites such as those that had vapor degreasing or other parts-cleaning operations (using chlorinated volatile organic compounds) are of particular concern. Constituent of concern vapors are capable of migrating great distances omni-directionally along subsurface conduits such as pipelines, utility lines, sewer and stormwater lines, and building foundations.

Based on review of the information contained in the EDR report and available via the RWQCB Geotracker database in conjunction with professional experience, the remaining properties within the applicable search radii of the subject site which appeared on local, state, or federally published lists of sites that have had documented releases of hazardous materials or petroleum products to the subsurface are considered to have a low potential to adversely impact the subject site. No engineering control sites, sites with institutional controls, or sites with deed restrictions were listed for the subject site, adjacent sites or vicinity properties in the EDR Report.

7.0 **DISCUSSION OF FINDINGS**

Summary of Conclusions		
<i>Apparent Evidence of RECs or PAOCs From</i>	<i>Not Noted</i>	<i>Noted</i>
Historical Uses	X	
Current Uses	X	
Adjacent or Vicinity Property Uses	X	

Historical Uses

Based on Krazan's field observations, review of the EDR government database report, and consultation with local regulatory agencies, there is no evidence that recognized environmental conditions exist in connection with the subject site from historical property uses.

Current Uses

Based on Krazan's field observations, review of the EDR government database report, and consultation with local regulatory agencies, there is no evidence that recognized environmental conditions exist in connection with the subject site from current property uses.

Adjacent or Vicinity Property Uses

Based on Krazan's field observations, review of the EDR government database report, and consultation with local regulatory agencies, there is no evidence that recognized environmental conditions exist in connection with the subject site from adjacent property uses.

7.1 **Evaluation of Data Gaps/Data Failure**

In accordance with ASTM E 1527-13 guidance, data gaps represent a lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information. Data gaps may result from incompleteness in any of the activities required by this practice. Data failure represents the failure to achieve the historical research objectives of this practice even after reviewing the standard historical sources that are reasonably ascertainable and likely to be useful. Data failure is one type of data gap.

The following is a summary of data gaps encountered in the process of preparing this report including an observation as to the presumed significance of that data gap to the conclusions of this assessment:

- Absence of Interview with Previous Property Owner/Occupant (Section 5.3)

A Phase I ESA interview with the previous owner/occupant of the subject site was not reasonably ascertainable. Consequently, information regarding the history and historical uses of the subject site obtained from an interview of a previous owner and/or occupant constitutes a data gap. Taken in consideration with the available information obtained in the course of preparing this report in conjunction with professional experience, there is no evidence to suggest that this data gap might alter the conclusions of this assessment. However, the contents of an interview with a previous property owner/occupant are unknown.

8.0 CONCLUSIONS

We have conducted a Phase I ESA of the subject site in conformance with the scope and limitations of the ASTM E 1527-13 *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* guidance documents. Any deviations from this practice were previously described in this report. During the course of this assessment, Krazan identified no evidence of recognized environmental conditions (RECs), controlled recognized environmental conditions (CRECs) or historical RECs (HRECs) in conjunction with the subject site as defined by ASTM E 1527-13.

9.0 RELIANCE

This report was prepared solely for use by Client and should not be provided to any other person or entity without Krazan & Associates' prior written consent. No party other than Client may rely on this report without Krazan & Associates' express prior written consent. Reliance rights for third parties will only be in effect once requested by Client and authorized by Krazan & Associates with authorization granted by way of a Reliance Letter. The Reliance Letter will require that the relying party(ies) agree to be bound to the terms and conditions of the agreement between Client and Krazan & Associates as if originally issued to the relying party(ies), or as so stipulated in the Reliance Letter.

10.0 LIMITATIONS

The site reconnaissance and research of the subject site has been limited in scope. This type of assessment is undertaken with the calculated risk that the presence, full nature, and extent of contamination would not

be revealed by visual observation alone. Although a thorough site reconnaissance was conducted in accordance with ASTM Guidelines and employing a professional standard of care, no warranty is given, either expressed or implied, that hazardous material contamination or buried structures, which would not have been disclosed through this investigation, do not exist at the subject site. Therefore, the data obtained are clear and accurate only to the degree implied by the sources and methods used.

The findings presented in this report were based upon field observations during a single property visit, review of available data, and discussions with local regulatory and advisory agencies. Observations describe only the conditions present at the time of this investigation. The data reviewed and observations made are limited to accessible areas and currently available records searched. Krazan cannot guarantee the completeness or accuracy of the regulatory agency records reviewed. Additionally, in evaluating the property, Krazan has relied in good faith upon representations and information provided by individuals noted in the report with respect to present operations and existing property conditions, and the historical uses of the property. It must also be understood that changing circumstances in the property usage, proposed property usage, subject site zoning, and changes in the environmental status of the other nearby properties can alter the validity of conclusions and information contained in this report. Therefore, the data obtained are clear and accurate only to the degree implied by the sources and methods used.

This report is provided for the exclusive use of the client noted on the cover page and shall be subject to the terms and conditions in the applicable contract between the client and Krazan. Any third-party use of this report, including use by Client's lender, shall also be subject to the terms and conditions governing the work in the contract between the client and Krazan. The unauthorized use of, reliance on, or release of the information contained in this report without the express written consent of Krazan is strictly prohibited and will be without risk or liability to Krazan.

Conclusions and recommendations contained in this report are based on the evaluation of information made available during the course of this assessment. It is not warranted that such data cannot be superseded by future environmental, legal, geotechnical or technical developments. Consequently, given the possibility for unanticipated hazardous conditions to exist on a subject site which may not have been discovered, this Phase I ESA is not intended as the basis for a buyer or developer of real property to waive their rights of recovery based upon environmental unknowns. Parties that choose to waive rights of recovery prior to site development do so at their own risk.

Parties who seek to rely upon Phase I Environmental Site Assessment reports dated more than 180 days prior to the date of reliance do so at their own risk. This limitation in reliance is based on the potential for

physical changes at the site, changes in circumstances, technological and professional advances, and guidance related to the continued viability of Environmental Site Assessment reports, user's responsibilities, and requirements for updating of components of the inquiry as stated in the ASTM Standard E 1527-13.

11.0 QUALIFICATIONS

This Phase I ESA was conducted under the supervision or responsible charge of Krazan's undersigned environmental assessor with oversight from the undersigned environmental professional. The work was conducted in accordance with ASTM E 1527-13 guidance, generally accepted industry standards for environmental due diligence in place at the time of the preparation of this report, and Krazan's quality-control policies.

We declare that, to the best of our professional knowledge and belief, we meet the definition of environmental professional as defined in §312.10 of 40 CFR 312 and we have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property.

We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Respectfully submitted,
KRAZAN & ASSOCIATES, INC.



David M. Nava
Environmental Scientist



Jason R. Paul, PG 7557
Environmental Regional Manger

DMN/JRP/mlt

REFERENCES

American Society for Testing and Materials (ASTM), *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment (ESA) Process*, ASTM Designation: E 1527-13.

ASTM, *Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions*, ASTM Designation E 2600-10.

Bonadelle, John, the user of the Phase I ESA

Environmental Data Resources, Inc. (EDR), Aerial photographs, Microsoft® Research Maps.

Environmental Data Resources, Inc. (EDR), Certified Sanborn Map Report.

Environmental Data Resources, Inc. (EDR), City Directory Abstract.

Environmental Data Resources, Inc. (EDR), Regulatory Database Report.

Environmental Data Resources, Inc. (EDR), Topographic Map Report.

State of California Department of Toxic Substances Control, Envirostor Website:
<http://www.envirostor.dtsc.ca.gov/public>

State of California Geologic Energy Management Division (CalGEM) Maps Website:
<https://www.conservation.ca.gov/calgem/Pages/WellFinder.aspx>

State of California Regional Water Quality Control Board, Geotracker Website:
<http://geotracker.swrcb.ca.gov>

State of California, Department of Water Resources, *Sustainable Groundwater Management Act (SGMA) Data Viewer, Spring 2021*, <https://sgma.water.ca.gov/webgis/?appid=SGMADataViewer#gwlevels>

Twigge, Daniel, the owner of the subject site

Tulare County Environmental Health Division

Tulare County Resource Management Agency (Tulare County Planning)

U.S. Environmental Protection Agency (EPA) *Map of Radon Zones*

U.S. Fish & Wildlife Service National Wetland Inventory *Wetlands Mapper*:
<http://www.fws.gov/wetlands/Data/Mapper.html>

GLOSSARY OF TERMS

Subject Site: The real property being investigated under this Phase I ESA.

Adjacent Properties: Properties which are contiguous with the subject site, or would be contiguous except for a street, road, or other public thoroughfare.

Subject Site Vicinity: Properties located within a 500-foot radius of the subject site.

Environmental Professional: A person meeting the education, training, and experience requirements as set forth in 40 CFR §312.10(b). The EP may be an independent contractor or an employee of the user.

User: The party seeking to use Practice E 1527 to complete an environmental site assessment of the subject site. A user may include, without limitation, a potential purchaser of the subject site, a potential tenant of the subject site, an owner of the subject site, a lender, or a property manager.

Recognized Environmental Condition (REC): In defining a standard of good commercial and customary practice for conducting an environmental site assessment of a parcel of property, the goal of the processes established by this practice is to identify recognized environmental conditions. The term recognized environmental conditions means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. *De minimis* conditions are not recognized environmental conditions.

Controlled Recognized Environmental Condition (CREC): A recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). For example, if a leaking underground storage tank has been cleaned up to a commercial use standard, but does not meet unrestricted residential cleanup criteria, this would be considered a CREC. The “control” is represented by the restriction that the property use remains commercial. A condition considered by the environmental professional to be a CREC shall be listed in the findings section of the Phase I ESA report and as an REC in the conclusions section. A condition identified as a CREC does not imply that the environmental professional has evaluated or confirmed the adequacy, implementation, or continued effectiveness of the required control that has been, or is intended to be, implemented.

Historical Recognized Environmental Condition (HREC): A past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). Before calling the past release an HREC, the environmental professional must determine whether the past release is an REC at the time the Phase I ESA is conducted (for example, if there has been change in the regulatory criteria). If the EP considers the past release to be an REC at the time the Phase I ESA is conducted, the condition shall be included in the conclusions section of the report as an REC.

GLOSSARY OF TERMS (continued)

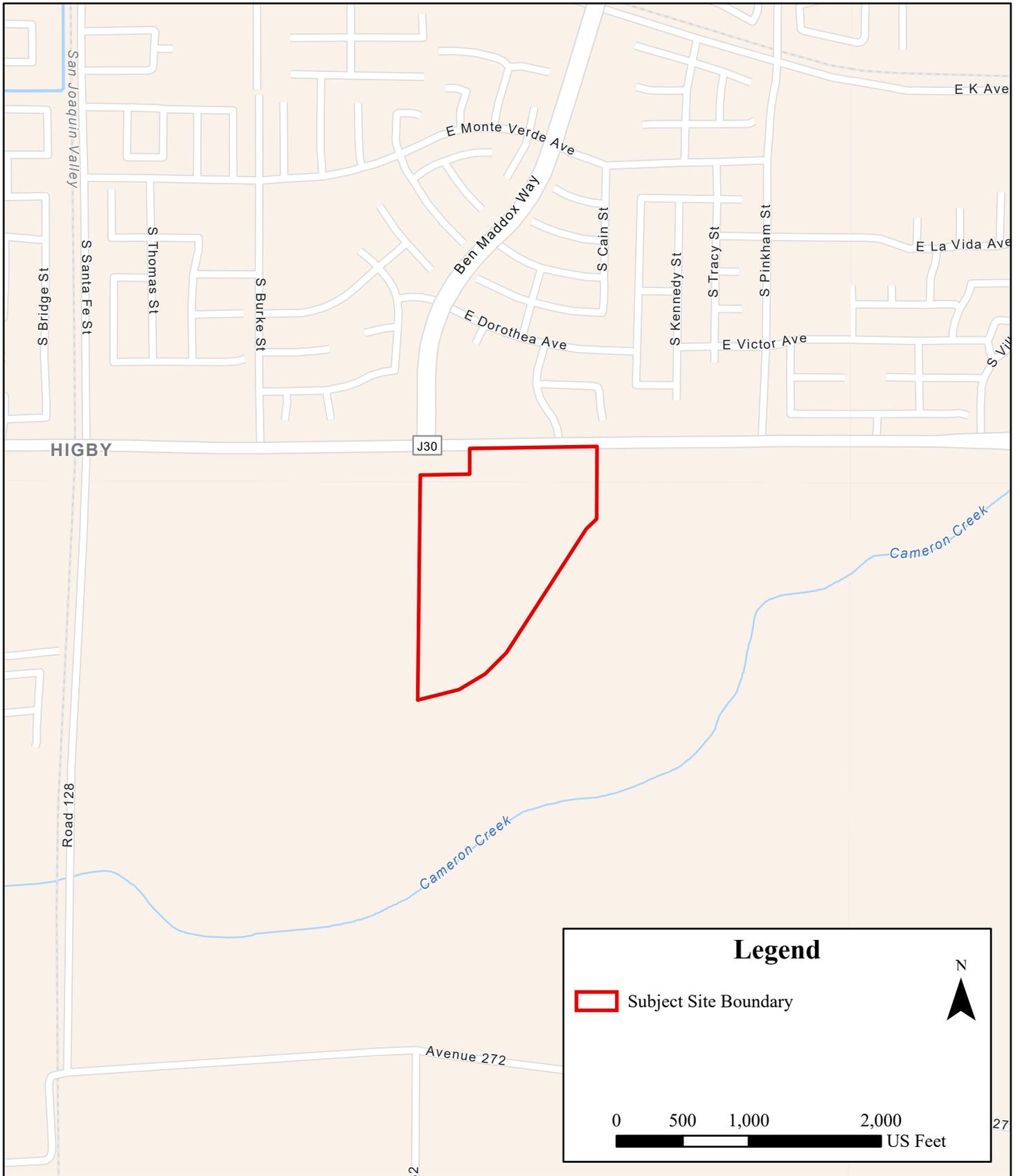
Potential Area of Concern (PAOC): A term adopted to provide an alternative designation to the REC and HREC for a range of environmental issues related to current subject site uses, historical subject site uses, or from adjacent and/or vicinity property uses. The PAOC is utilized to emphasize full disclosure and provide the User with conclusions and recommendations related to potential environmental issues in connection with the subject site based on Krazan's professional experience in cases where official documentation or other evidence may be absent in order to identify an REC or HREC, thereby aiding the User's considerations of environmental due diligence risk tolerance.

Migrate/migration: For the purposes of this practice, "migrate" and "migration" refer to the movement of hazardous substances or petroleum products in any form, including, for example, solid and liquid at the surface or subsurface, and vapor in the subsurface. Vapor migration in the subsurface is described in ASTM E 2600-10 guidance; however, nothing in the E 1527-13 practice should be construed to require application of the E 2600-10 standard to achieve compliance with AAI.

De minimis condition: A condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Condition determined to be *de minimis conditions* are not RECS or CRECS.

Data Gap: A lack of or inability to obtain information required by this practice despite good faith efforts by the Environmental Professional to gather such information. Data gaps may result from incompleteness in any of the activities required by this practice, including, but not limited to the site reconnaissance and interviews.

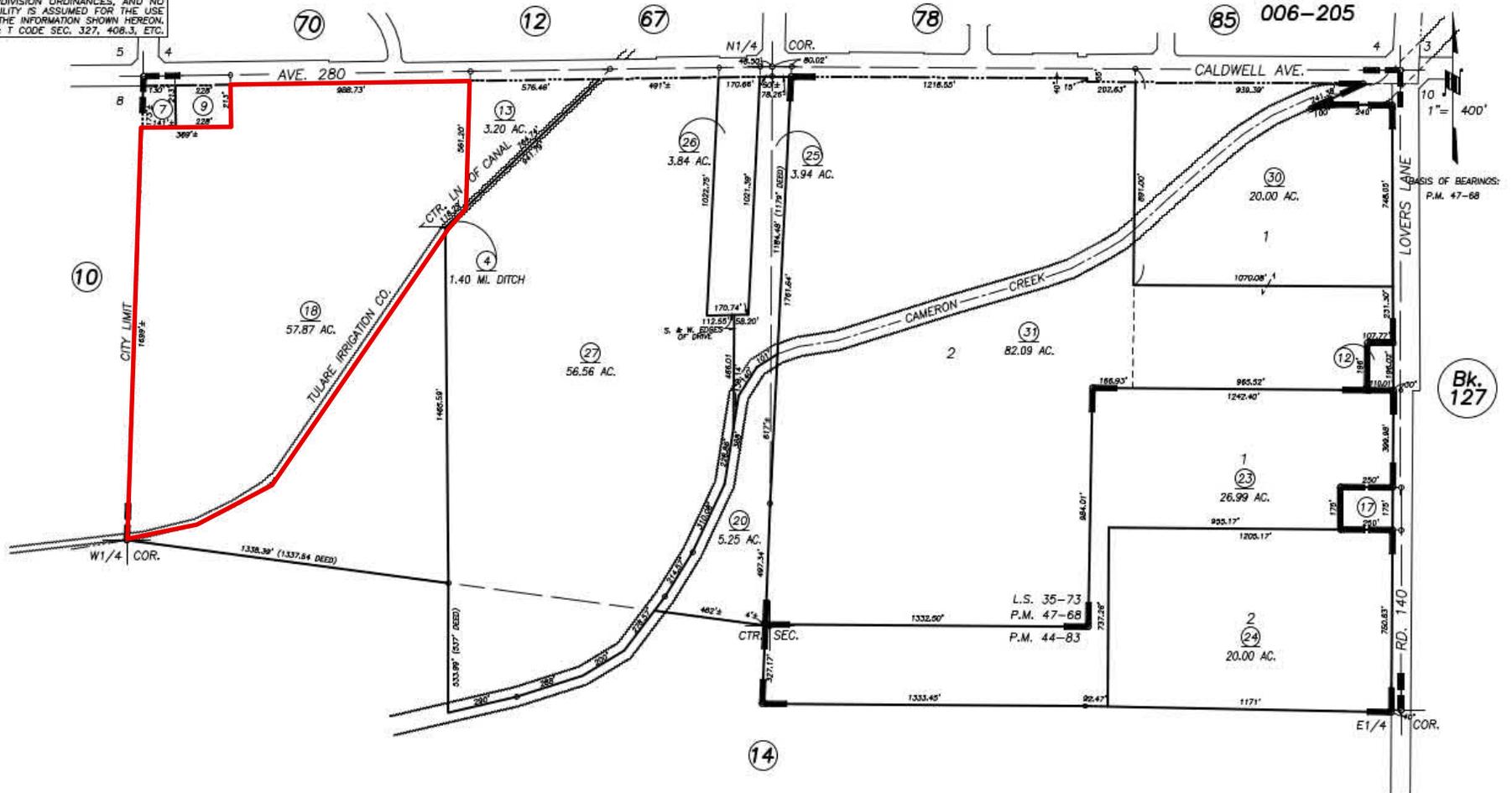
Data Failure: A failure to achieve the historical research objectives even after reviewing the standard historical sources that are reasonably ascertainable and likely to be useful. Data failure is one type of data gap.



Vicinity Map	Scale:	Date:	 SITE DEVELOPMENT ENGINEERS <i>With Offices Serving the Western United States</i>
Diamond Oaks Subdivision Southeast of East Caldwell Avenue and South Ben Maddox Way	1" = 1000'	July 2022	
APN: 126-130-018 Visalia, California	Drawn By: DN	Approved By: LB	
	Project No: 014-220573	Figure No.: 1	

153-105
006-182
006-205

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.

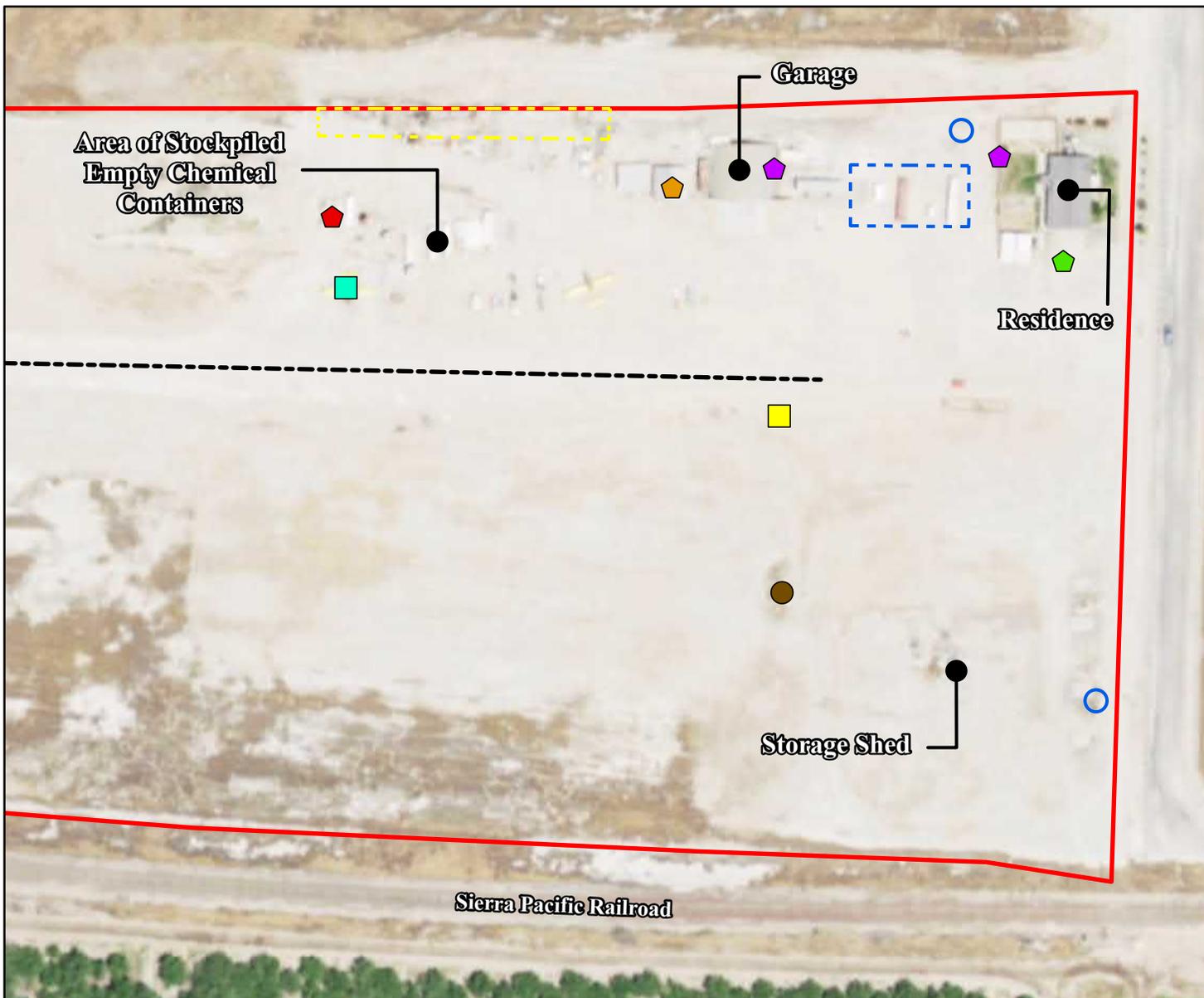


RECORD OF SURVEY, L.S. 8-88 (SEC. 9)
PARCEL MAP NO. 4378, P.M. 44-83
PARCEL MAP NO. 4663, P.M. 47-68
RECORD OF SURVEY, L.S. 35-73

CITY OF VISALIA
ASSESSOR'S MAPS BK. 126 , PG. 13
COUNTY OF TULARE, CALIFORNIA, U.S.A.

NOTE: Assessor's Parcel Numbers Shown in Circles (1) (123) 2021-0019913 3/23/2021 NFL
Assessor's Block Numbers Shown in Ellipses (1) (123) REVISION DATE TECH

<p>Parcel Map</p>	<p>Scale: NTS</p>	<p>Date: July 2022</p>	 SITE DEVELOPMENT ENGINEERS <i>With Offices Serving the Western United States</i>
<p>Diamond Oaks Subdivision Southeast of East Caldwell Avenue and South Ben Maddox Way APN: 126-130-018 Visalia, California</p>	<p>Drawn By: DN</p>	<p>Approved By: LB</p>	
	<p>Project No: 014-22075</p>	<p>Figure No: 2</p>	



Legend

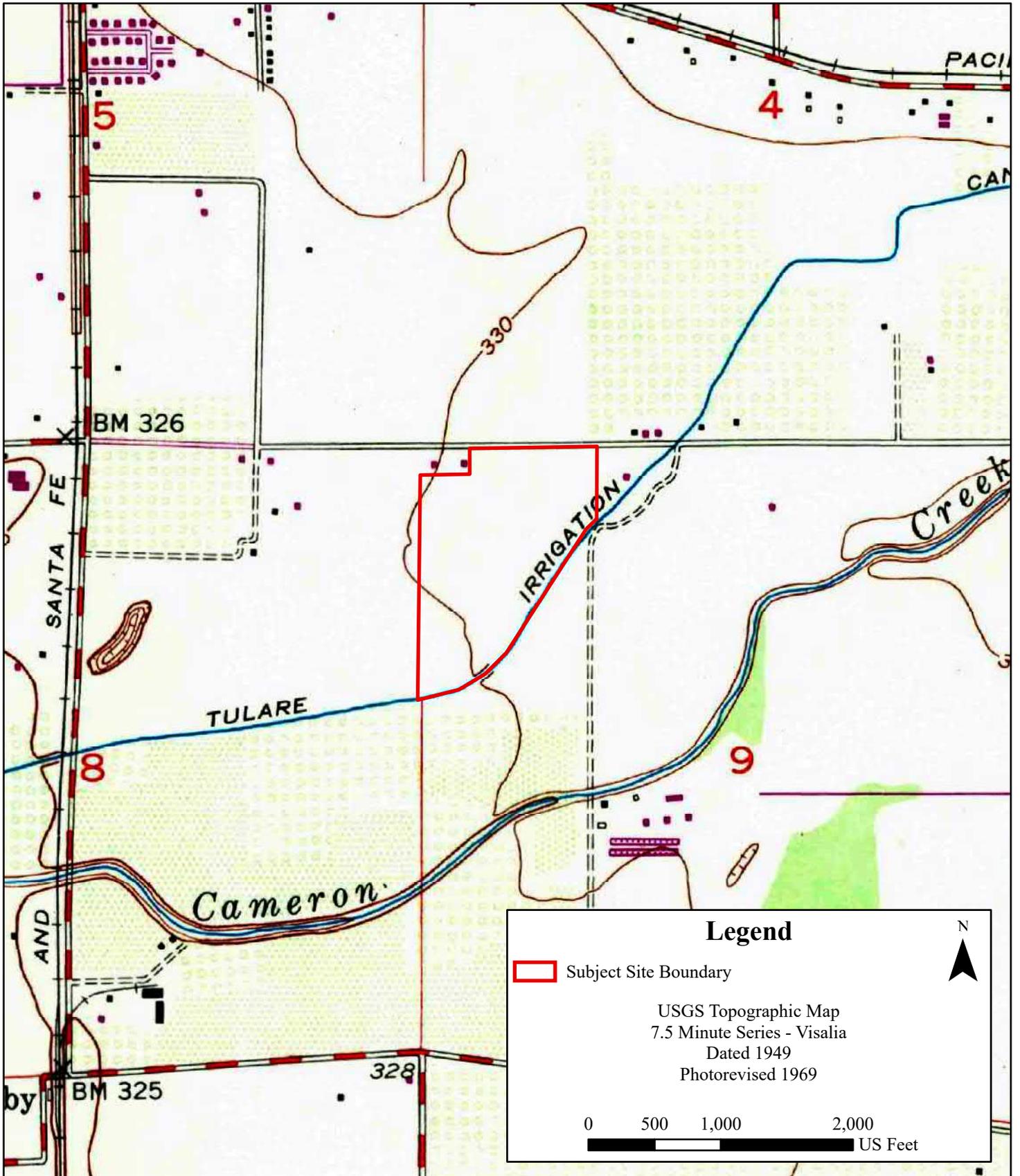
Area of Miscellaneous Storage	Concrete Mix Pad
Sulfur Loading & Burn Area	Septic System
Area of Sea Train Storage	Propane AST
Chemical Storage Area	Soil Pile
Subject Site Boundary	Airstrip
Petroleum Tank Farm	Well

N
▲

0 75 150 300
 US Feet



Site Map	Scale: 1" = 150'	Date: June 2022	 Krazan SITE DEVELOPMENT ENGINEERS <i>With Offices Serving the Western United States</i>
Mid Cal Ag Aviation 853 South Sonoma Avenue APN: 701-590-26	Drawn By: DN	Approved By: LB	
Fresno County, California 93630	Project No.: 014-22075	Figure No.: 3A	



<p>Topographic Map</p>	<p>Scale:</p>	<p>Date:</p>	 <p>Krazan SITE DEVELOPMENT ENGINEERS <i>With Offices Serving the Western United States</i></p>
<p>Diamond Oaks Subdivision Southeast of East Caldwell Avenue and South Ben Maddox Way APN: 126-130-018 Visalia, California</p>	<p>1" = 1000'</p>	<p>July 2022</p>	
	<p>Drawn By: DN</p> <p>Project No.: 014-22079</p>	<p>Approved By: LB</p> <p>Figure No.: 4</p>	



Photo 1: West-facing view of the northern subject site boundary from the northeastern corner of the subject site.



Photo 2: South-facing view of the eastern subject site boundary from the northwestern corner of the subject site.

**Diamond Oaks Subdivision
Southeast of East Caldwell Avenue
and South Ben Maddox Way
Visalia, California**

Project No. 014-22075

Date: July 2022

Approved by: LB

 **Krazan**
SITE DEVELOPMENT ENGINEERS
Offices Serving the Western United States



Photo 3: Northeast-facing view of the southern subject site boundary from the southwestern corner of the subject site.



Photo 4: South-facing view of the eastern subject site boundary.

**Diamond Oaks Subdivision
Southeast of East Caldwell Avenue
and South Ben Maddox Way
Visalia, California**

Project No. 014-22075

Date: July 2022

Approved by: LB





Photo 5: View of a row within the orchard north of the Tulare Irrigation Company Canal.



Photo 6: View of a fruiting tree within the orchard noted in the previous photograph.

**Diamond Oaks Subdivision
Southeast of East Caldwell Avenue
and South Ben Maddox Way
Visalia, California**

Project No. 014-22075

Date: July 2022

Approved by: LB

 **Krazan**
SITE DEVELOPMENT ENGINEERS
Offices Serving the Western United States



Photo 7: View of the bridge at the southwestern corner of the subject site. Note the orchard of young trees to the adjacent southwest of the subject site.



Photo 8: View of the Tulare Irrigation Company Canal as it bisects the subject site. Note the orchards to the south of the canal (right of photo) are much more mature than the orchard that covers the majority of the subject site.

**Diamond Oaks Subdivision
Southeast of East Caldwell Avenue
and South Ben Maddox Way
Visalia, California**

Project No. 014-22075

Date: July 2022

Approved by: LB





Photo 9: View of one of the irrigation vents observed throughout the property.



Photo 10: North-facing view of the Lift Pump observed adjacent to the subject site.

**Diamond Oaks Subdivision
Southeast of East Caldwell Avenue
and South Ben Maddox Way
Visalia, California**

Project No. 014-22075

Date: July 2022

Approved by: LB

 **Krazan**
SITE DEVELOPMENT ENGINEERS
Offices Serving the Western United States



Photo 11: East-facing view of the adjacent property to the east.



Photo 12: West-facing view of the adjacent property to the west.

**Diamond Oaks Subdivision
Southeast of East Caldwell Avenue
and South Ben Maddox Way
Visalia, California**

Project No. 014-22075

Date: July 2022

Approved by: LB





Photo 13: View of the rear of the adjacent residence to the northwest. A propane tank, domestic water well, and associated pressurized water tank was observed on this property.



Photo 14: View of the adjacent property to the north from the central northern subject site boundary.

**Diamond Oaks Subdivision
Southeast of East Caldwell Avenue
and South Ben Maddox Way
Visalia, California**

Project No. 014-22075

Date: July 2022

Approved by: LB



Appendix A

Diamond Oaks Subdivision
E Caldwell Ave & S Ben Maddox Way
Visalia, CA 93292

Inquiry Number: 7017347.3

June 13, 2022

Certified Sanborn® Map Report



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

Certified Sanborn® Map Report

06/13/22

Site Name:

Diamond Oaks Subdivision
E Caldwell Ave & S Ben Maddc
Visalia, CA 93292
EDR Inquiry # 7017347.3

Client Name:

Krazan & Associates, Inc.
215 West Dakota
Clovis, CA 93612
Contact: David Nava



The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Krazan & Associates, Inc. were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Certification # CD57-48C7-80B0
PO # 014-22075
Project Diamond Oaks Subdivision

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.



Sanborn® Library search results

Certification #: CD57-48C7-80B0

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- Library of Congress
- University Publications of America
- EDR Private Collection

The Sanborn Library LLC Since 1866™

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Diamond Oaks Subdivision
E Caldwell Ave & S Ben Maddox Way
Visalia, CA 93292

Inquiry Number: 7017347.4

June 13, 2022

EDR Historical Topo Map Report

with QuadMatch™



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

EDR Historical Topo Map Report

06/13/22

Site Name:

Diamond Oaks Subdivision
E Caldwell Ave & S Ben Maddc
Visalia, CA 93292
EDR Inquiry # 7017347.4

Client Name:

Krazan & Associates, Inc.
215 West Dakota
Clovis, CA 93612
Contact: David Nava



EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by Krazan & Associates, Inc. were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDRs Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

Search Results:**Coordinates:**

P.O.#	014-22075	Latitude:	36.294538 36° 17' 40" North
Project:	Diamond Oaks Subdivision	Longitude:	-119.276969 -119° 16' 37" West
		UTM Zone:	Zone 11 North
		UTM X Meters:	295531.77
		UTM Y Meters:	4019023.51
		Elevation:	333.00' above sea level

Maps Provided:

2018
2015
2012
1969
1950
1949
1926, 1927

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Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

2018 Source Sheets



Visalia
2018
7.5-minute, 24000



Exeter
2018
7.5-minute, 24000

2015 Source Sheets



Visalia
2015
7.5-minute, 24000



Exeter
2015
7.5-minute, 24000

2012 Source Sheets



Visalia
2012
7.5-minute, 24000



Exeter
2012
7.5-minute, 24000

1969 Source Sheets



Visalia
1969
7.5-minute, 24000
Aerial Photo Revised 1969



Exeter
1969
7.5-minute, 24000
Aerial Photo Revised 1969

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1950 Source Sheets



Exeter
1950
7.5-minute, 24000
Aerial Photo Revised 1946



Visalia
1950
7.5-minute, 24000
Aerial Photo Revised 1946

1949 Source Sheets

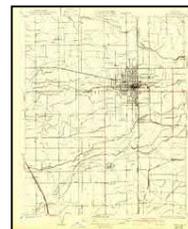


Visalia
1949
7.5-minute, 24000
Aerial Photo Revised 1946

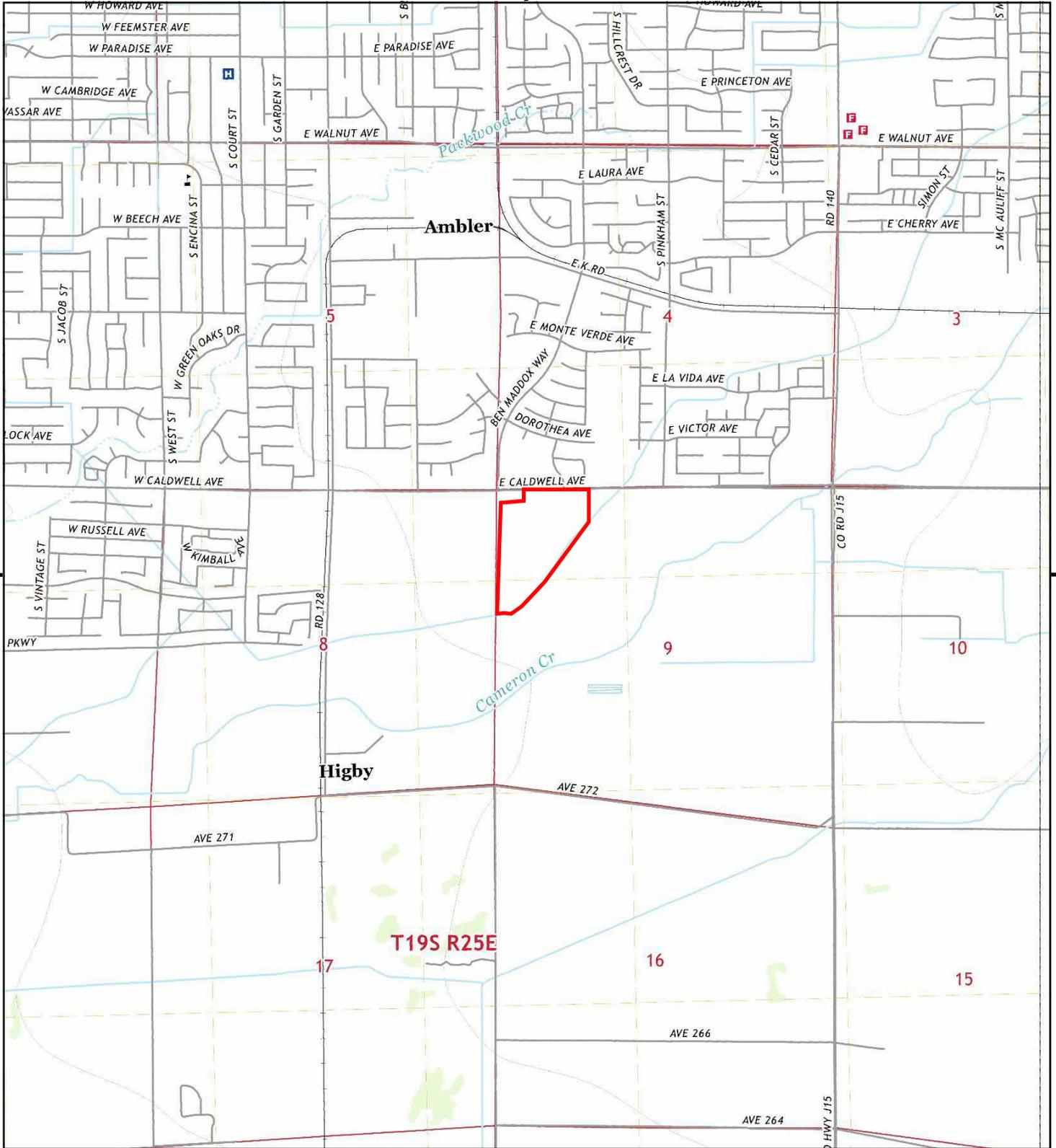
1926, 1927 Source Sheets



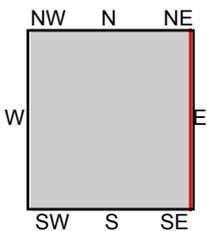
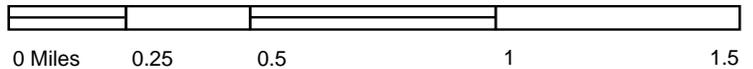
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7.5-minute, 31680



Visalia
1927
7.5-minute, 31680

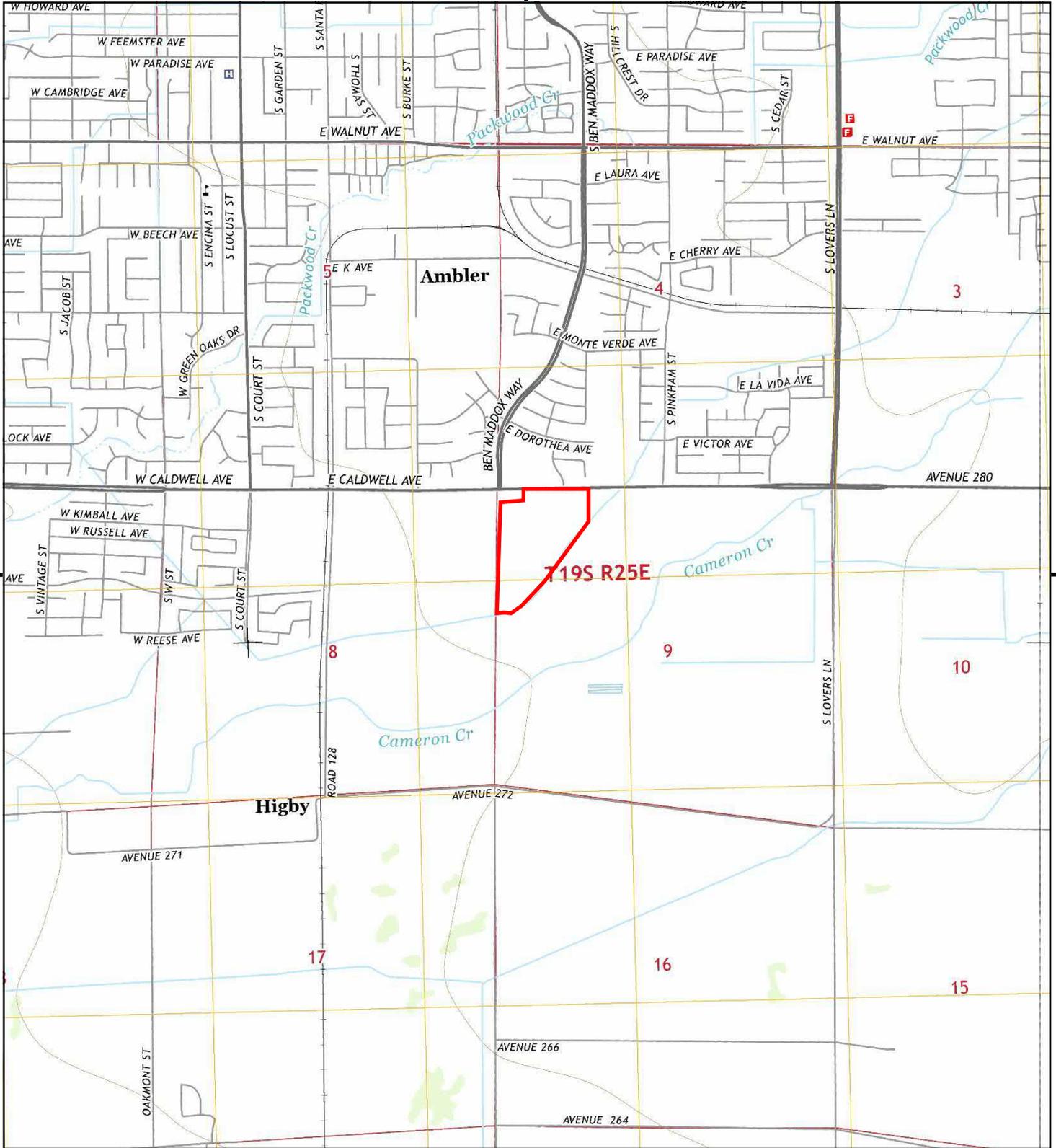


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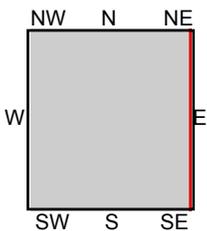
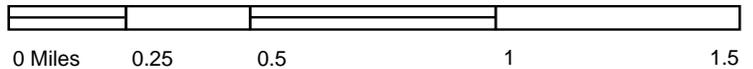


TP, Visalia, 2018, 7.5-minute
E, Exeter, 2018, 7.5-minute

SITE NAME: Diamond Oaks Subdivision
ADDRESS: E Caldwell Ave & S Ben Maddox Way
Visalia, CA 93292
CLIENT: Krazan & Associates, Inc.

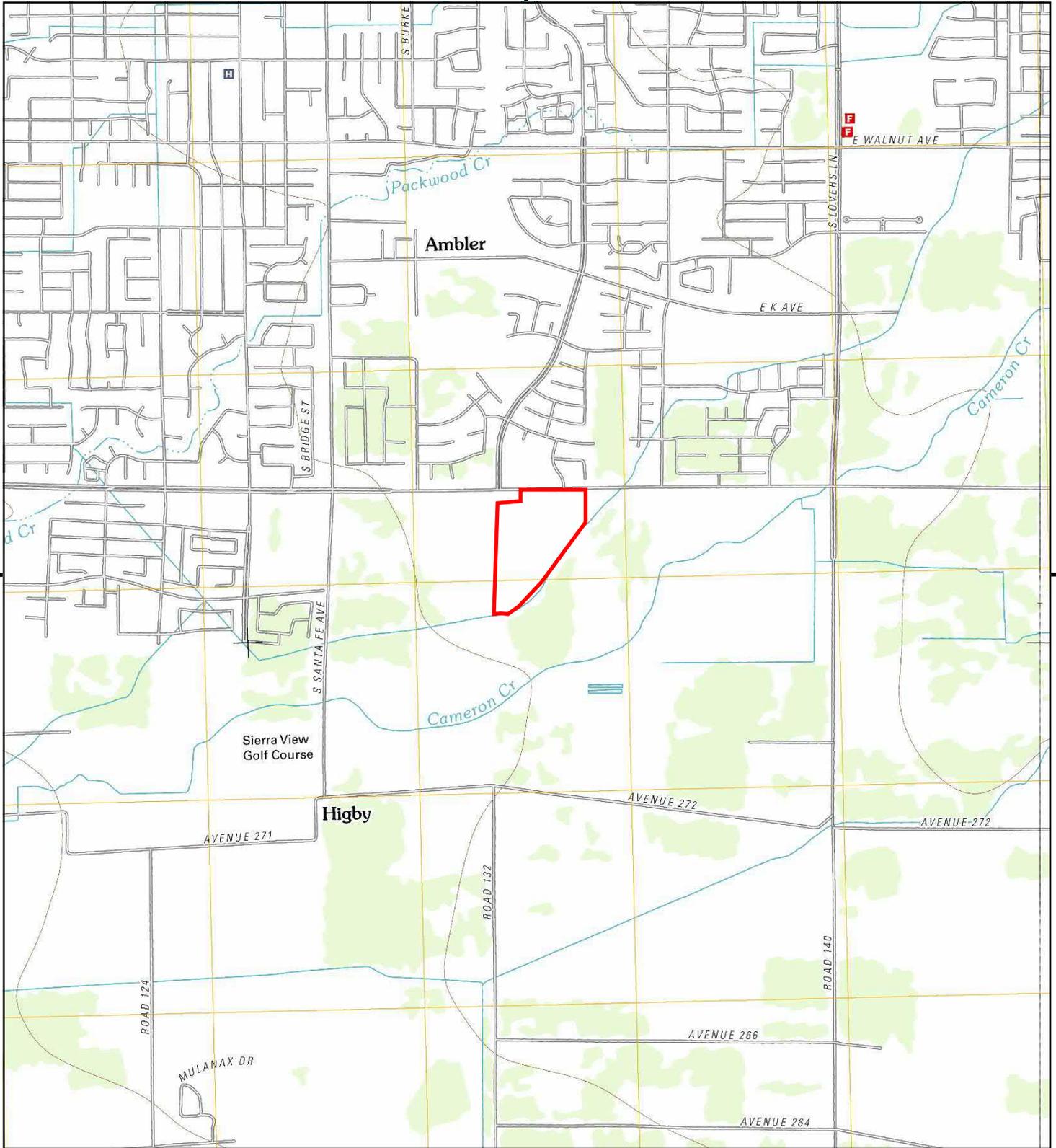


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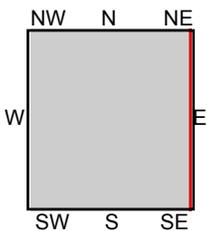
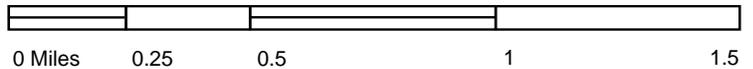


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SITE NAME: Diamond Oaks Subdivision
ADDRESS: E Caldwell Ave & S Ben Maddox Way
Visalia, CA 93292
CLIENT: Krazan & Associates, Inc.

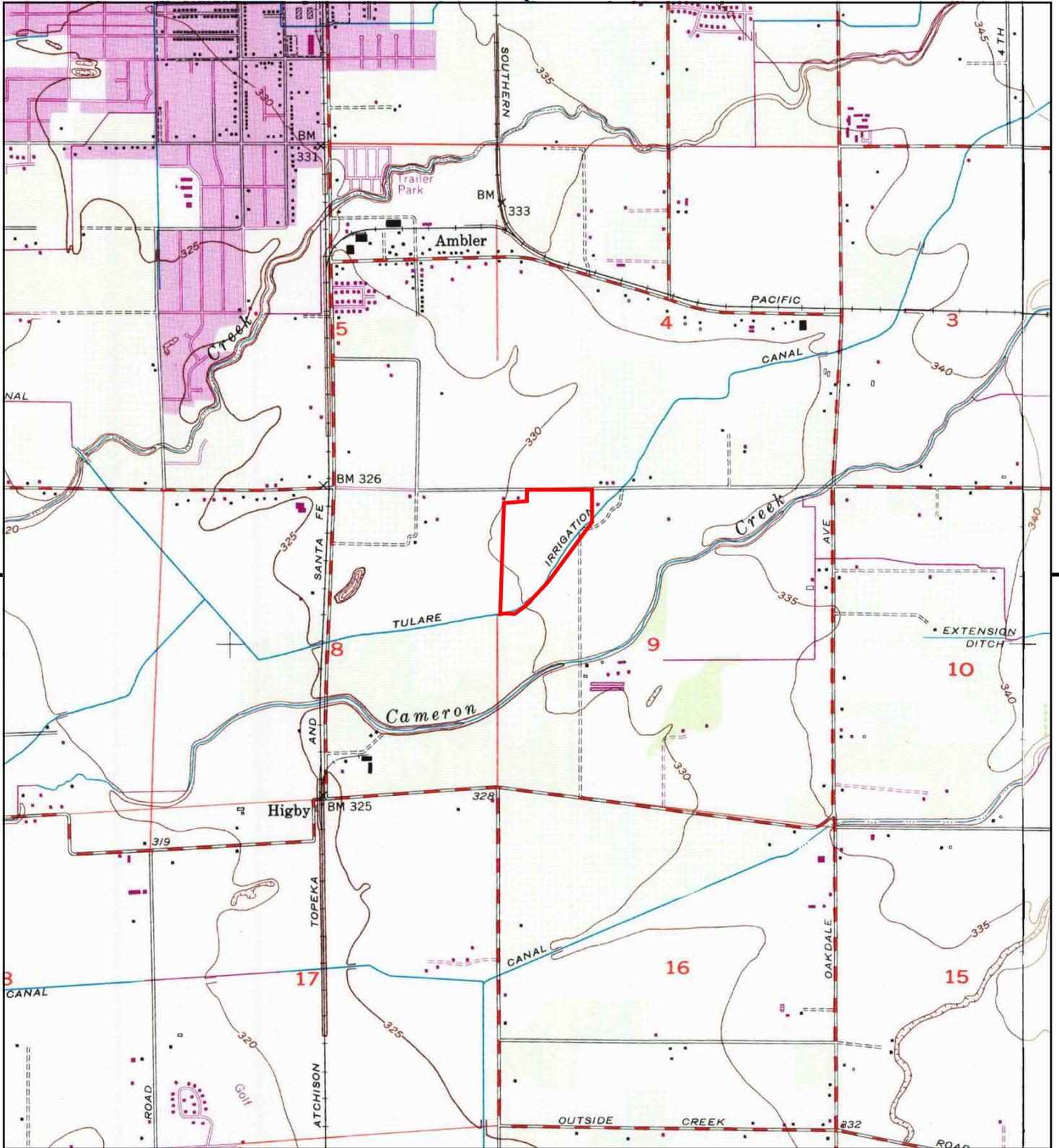


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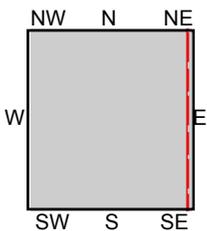
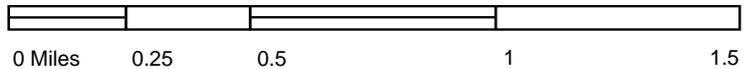


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SITE NAME: Diamond Oaks Subdivision
ADDRESS: E Caldwell Ave & S Ben Maddox Way
 Visalia, CA 93292
CLIENT: Krazan & Associates, Inc.



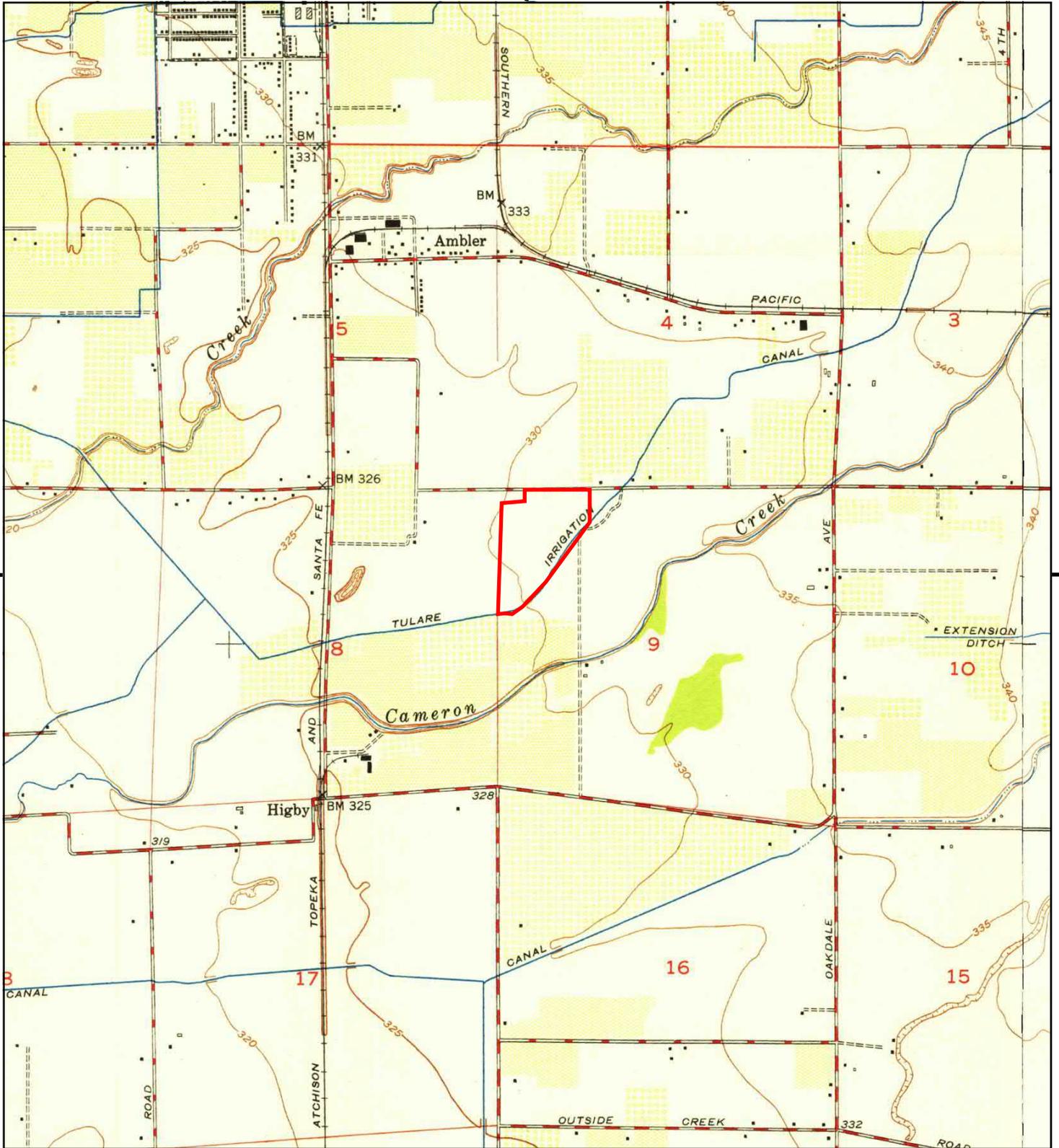
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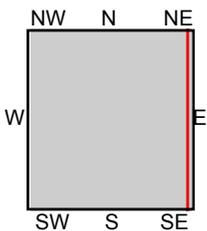
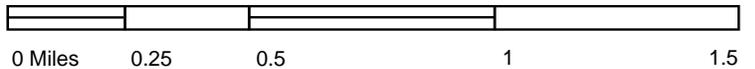
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E, Exeter, 1969, 7.5-minute

SITE NAME: Diamond Oaks Subdivision
ADDRESS: E Caldwell Ave & S Ben Maddox Way
Visalia, CA 93292
CLIENT: Krazan & Associates, Inc.





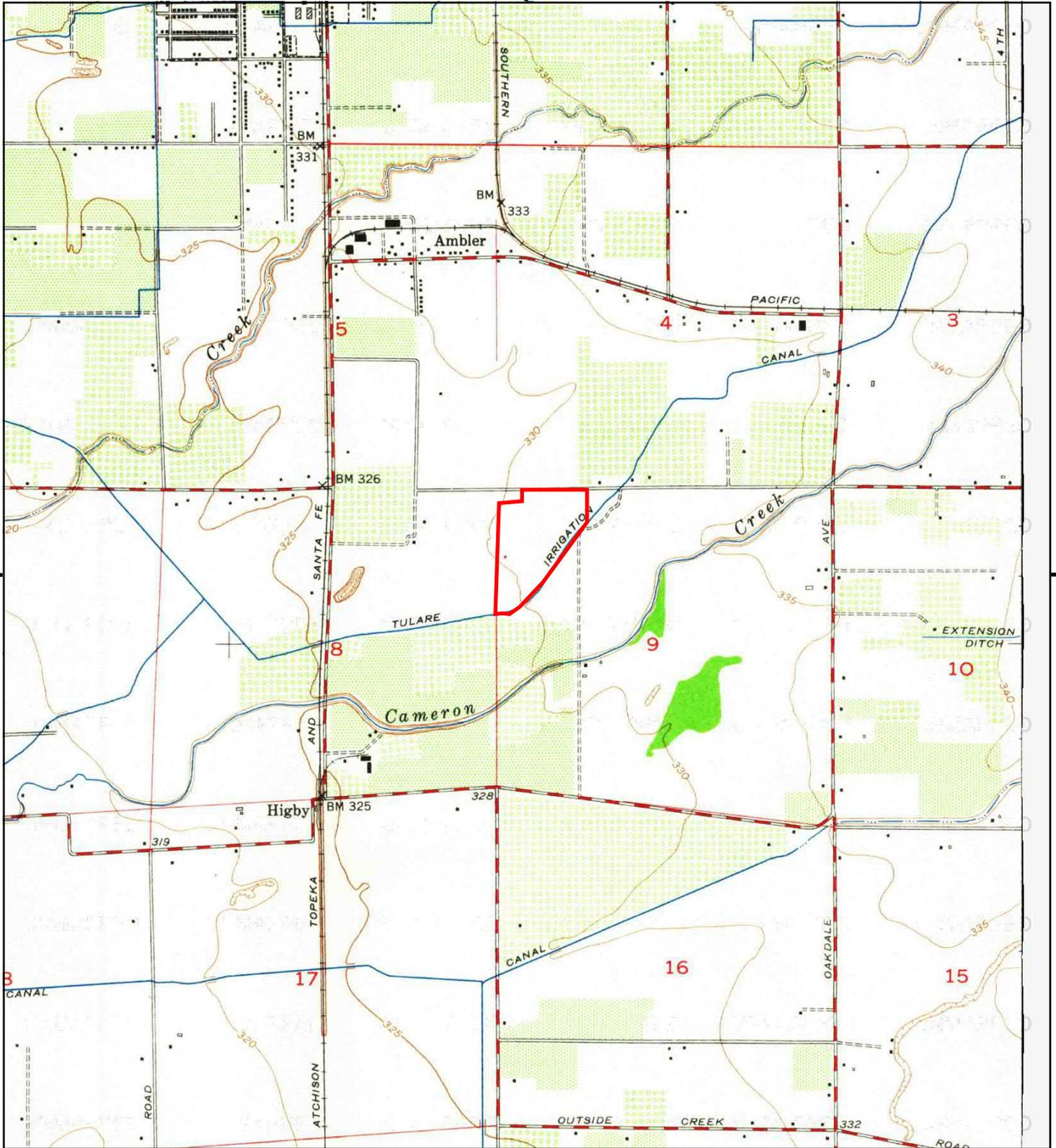
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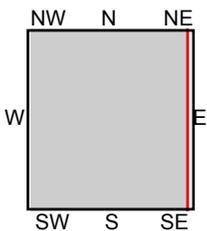
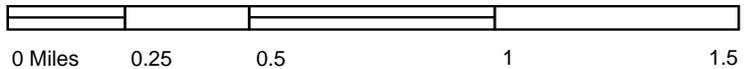
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E, Exeter, 1950, 7.5-minute

SITE NAME: Diamond Oaks Subdivision
ADDRESS: E Caldwell Ave & S Ben Maddox Way
Visalia, CA 93292
CLIENT: Krazan & Associates, Inc.





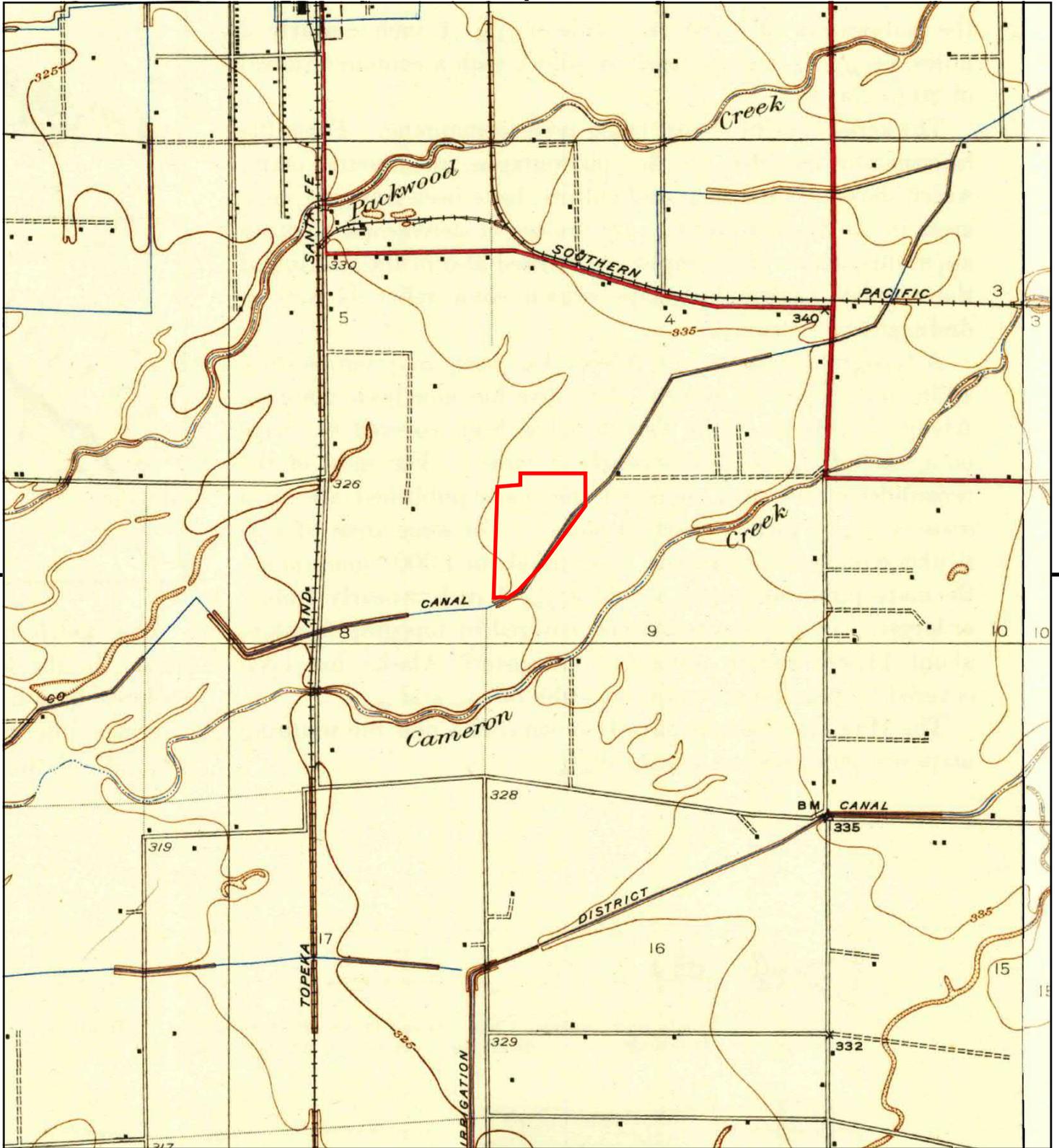
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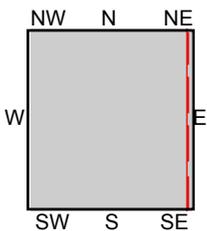
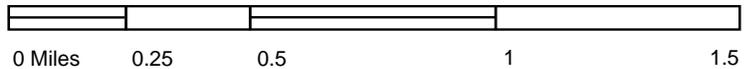
TP, Visalia, 1949, 7.5-minute

SITE NAME: Diamond Oaks Subdivision
 ADDRESS: E Caldwell Ave & S Ben Maddox Way
 Visalia, CA 93292
 CLIENT: Krazan & Associates, Inc.





This report includes information from the following map sheet(s).



TP, Visalia, 1927, 7.5-minute
E, Exeter, 1926, 7.5-minute

SITE NAME: Diamond Oaks Subdivision
ADDRESS: E Caldwell Ave & S Ben Maddox Way
Visalia, CA 93292
CLIENT: Krazan & Associates, Inc.



Diamond Oaks Subdivision

E Caldwell Ave & S Ben Maddox Way
Visalia, CA 93292

Inquiry Number: 7017347.5

June 21, 2022

The EDR-City Directory Image Report

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SECTION

Executive Summary

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City Directory Images

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available city directory data at 5 year intervals.

RECORD SOURCES

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<u>Year</u>	<u>Target Street</u>	<u>Cross Street</u>	<u>Source</u>
2017	<input checked="" type="checkbox"/>	<input type="checkbox"/>	EDR Digital Archive
2014	<input checked="" type="checkbox"/>	<input type="checkbox"/>	EDR Digital Archive
2010	<input checked="" type="checkbox"/>	<input type="checkbox"/>	EDR Digital Archive
2005	<input checked="" type="checkbox"/>	<input type="checkbox"/>	EDR Digital Archive
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1995	<input checked="" type="checkbox"/>	<input type="checkbox"/>	EDR Digital Archive
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1975	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Haines Criss-Cross Directory
1971	<input checked="" type="checkbox"/>	<input type="checkbox"/>	POLK DIRECTORY CO
1967	<input checked="" type="checkbox"/>	<input type="checkbox"/>	POLK DIRECTORY CO
1962	<input checked="" type="checkbox"/>	<input type="checkbox"/>	POLK DIRECTORY CO
1959	<input checked="" type="checkbox"/>	<input type="checkbox"/>	POLK DIRECTORY CO

EXECUTIVE SUMMARY

Year Target Street Cross Street Source

FINDINGS

TARGET PROPERTY STREET

E Caldwell Ave & S Ben Maddox Way
Visalia, CA 93292

Year CD Image Source

E CALDWELL AVE

2017	pg A1	EDR Digital Archive	
2014	pg A3	EDR Digital Archive	
2010	pg A5	EDR Digital Archive	
2005	pg A7	EDR Digital Archive	
2000	pg A9	EDR Digital Archive	
1995	pg A11	EDR Digital Archive	
1990	pg A14	Haines Criss-Cross Directory	
1985	pg A16	Haines Criss-Cross Directory	
1980	pg A18	Haines Criss-Cross Directory	
1975	pg A20	Haines Criss-Cross Directory	
1971	-	POLK DIRECTORY CO	Target and Adjoining not listed in Source
1967	-	POLK DIRECTORY CO	Target and Adjoining not listed in Source
1962	-	POLK DIRECTORY CO	Target and Adjoining not listed in Source
1959	-	POLK DIRECTORY CO	Street not listed in Source

S BEN MADDOX WAY

2017	pg A2	EDR Digital Archive
2014	pg A4	EDR Digital Archive
2010	pg A6	EDR Digital Archive
2005	pg A8	EDR Digital Archive
2000	pg A10	EDR Digital Archive
1995	pg A12	EDR Digital Archive
1990	pg A15	Haines Criss-Cross Directory
1985	pg A17	Haines Criss-Cross Directory
1980	pg A19	Haines Criss-Cross Directory
1975	pg A21	Haines Criss-Cross Directory
1971	pg A22	POLK DIRECTORY CO

FINDINGS

<u>Year</u>	<u>CD Image</u>	<u>Source</u>	
1967	pg A23	POLK DIRECTORY CO	
1962	pg A24	POLK DIRECTORY CO	
1959	pg 0	POLK DIRECTORY CO	Target and Adjoining not listed in Source

S BEN MADDOX WY

1995	pg A13	EDR Digital Archive
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FINDINGS

CROSS STREETS

No Cross Streets Identified

City Directory Images

E CALDWELL AVE 2017

1240 ATLAS WORLD FOOD & AG
THE NAKED NUT
1309 MARKS, FRED D
1618 DR STEVEN SERRINS
K STEVEN SERRINS OD
1744 ARANCIBIA, RACHEL T
1748 INGRAM DIGITAL ELECTRONICS CO
INGRAM EQUIPMENT CO
2023 COSTA, FRANK L
2115 COSTA, MARY A

S BEN MADDOX WAY 2017

705 DIAMOND MOTORS
RESTORATION
825 VISALIA KIA
830 HONDA OF VISALIA
NISSAN
TOYOTA
1001 GIANT CHEVROLET CADILLAC
1110 SEQUOIA PROMPT CARE
2200 JONES, FORREST P
2505 NOWAKOWSKI, WANDA
2525 LOK, SAM S
2530 TLC ASSISTED LIVING FOR SENIORS

E CALDWELL AVE 2014

1240 ATLAS WORLD FOOD & AG
THE NAKED NUT
1309 MARKS, FRED D
1618 HANFORD OPTOMETRIC CENTER
SERRINS K STEVEN OD
SERRINS STEVEN ODHANFORD OPTOMETRIC
1744 INGRAM, NATHAN J
1748 INGRAM DIGITAL ELECTRONICS CO
INGRAM EQUIPMENT CO
INGRAM EQUIPMENT COMPANY INC
1829 VOSBURGH, JOHNNY E
1922 VANCE, NICOLLE
2023 COSTA, FRANK L
2115 COSTA, KAREN E
2448 OCCUPANT UNKNOWN,

S BEN MADDOX WAY 2014

217 BRADYS CUSTOM AUDIO
705 RESTORATION
815 SUZUKI OF VISALIA
825 VISALIA KIA
830 GROPPETTI LTD INC
HONDA OF VISALIA
TOYOTA OF VISALIA
VISALIA HONDA
VISALIA SCION
1001 GIANT CHEVROLET CADILLAC
1110 OCCUPANT UNKNOWN,
SEQUOIA PROMPT CARE
SPRINGLEAF FINANCIAL SERVICES
2200 OCCUPANT UNKNOWN,
2424 OCCUPANT UNKNOWN,
2505 NOWAKOWSKI, ZBIGNIEW P
2525 OCCUPANT UNKNOWN,
2530 TLC ASSISTED LIVING FOR SENIORS NO 1

E CALDWELL AVE 2010

1240 NATURALLY NUTS
1309 LEGRA, EUGENIANO
1345 LAMBERT, WILLIAM H
1744 INGRAM, RACHEL T
1748 INGRAM DIGITAL ELECTRONICS CO
INGRAM EQUIPMENT
1829 FERNANDEZ, ALFREDO N
1922 GOJARA, CHRISTY
2023 COSTA, FRANK L
2115 COSTA, MARY A
2448 OCCUPANT UNKNOWN,

S BEN MADDOX WAY 2010

217	BRADYS CUSTOM AUDIO
220	SERPA VOLKSWAGEN
705	SATURN OF VISALIA
	SERPA AUTOMOTIVE GROUP
815	SUZUKI OF VISALIA
830	HONDA OF VISALIA
1110	AMERICAN GENERAL FINANCIAL SVC
	OCCUPANT UNKNOWN,
2200	OCCUPANT UNKNOWN,
2424	OCCUPANT UNKNOWN,
2505	NOWAKOWSKI, ZBIGNIEW P
2525	OCCUPANT UNKNOWN,
2530	TLC ASSISTED LIVINGSENIORS

E CALDWELL AVE 2005

1240 BLAIN FARMS INC
FARMS LLC
NATURALLY NUTS
1309 SCHNABEL, RONALD E
1345 LAMBERT, WILLIAM H
VALLEY LOW VOLTAGE
1744 OCCUPANT UNKNOWN,
1748 INGRAM DIGITAL ELECTRONICS CO
INGRAM, JAMES W
1829 COSTA, TONY A
1922 OCCUPANT UNKNOWN,
1933 DOUCETTE, CARL
2023 COSTA, FRANK L
2115 OCCUPANT UNKNOWN,
2448 OCCUPANT UNKNOWN,

S BEN MADDOX WAY 2005

217	PERFORMANCE SOUND & SECURITY
220	SERPA KIA
	SERPA KIA SUZUKI HYUNDAI
	VISALIA DAEWOO
222	SERPA HYUNDAI
805	SERPA SUZUKI
825	SATURN OF VISALIA
1001	GIANT CHEVROLET CO
	MAYFIELD, JUDITH C
2200	JONES, FORREST
2424	BELLO, CAROLINA
2505	OCCUPANT UNKNOWN,
2530	SMITH, MAXINE L
	TLC ASSISTED LIVING FOR SENIORS

E CALDWELL AVE 2000

1240 NATURALLY NUTS
1309 COSTA, FRANK
1345 ALAFA, A G
1744 BROWN, J L
1748 INGRAM DIGITAL ELECTRONICS COMPANY
INGRAM EQUIP CO
INGRAM, JAMES W
1829 OCCUPANT UNKNOWN,
1922 OCCUPANT UNKNOWN,
1961 OCCUPANT UNKNOWN,
2003 KINKOS SERVICE CORPORATION
2023 COSTA, FRANK L
2024 OCCUPANT UNKNOWN,
2115 MARTIN, DAWN
2448 CAMPBELL, STACI L



-

S BEN MADDOX WAY 2000

217	PERFORMANCE SOUND VISALIA
220	SERPA AUTOMOTIVE GROUP
2505	VISALIA MACHINE SHOP
2530	TLC ASSISTED LIVING FOR SENIORS

E CALDWELL AVE 1995

1240 CALIFORNIA NUT SHELLERS
PECAN STORE
1309 COSTA, FRANK
1748 INGRAM DIGITAL ELECTRONICS CO
INGRAM EQUIPMENT CO
INGRAM, JAMES
1829 COSTA, TONY
1922 ESTRADA, SYLVIA
2024 OCCUPANT UNKNOWNN
2448 PARKS, JIM

S BEN MADDOX WAY 1995

217 CENTRAL VALLEY BATTERY
2505 NOWAKOWSRI, Z



-

S BEN MADDOX WY 1995

2200 KITCHEL, CHARLES

E CALDWELL AVE 1990

841	BLANKENSHIP GOTLIEB	732-0781	
899	SHOOK Jack	733-2187	
901	TOLBERT Roy	734-6697	
1019	XXXX	00	
1240	★BLAIN FARMING CO	732-5365	
	★BLAIN INVESTMENTS	732-5365	
	★CA NUT SHELLERS	732-0784	5
	★PECAN STORE	732-0784	6
1309	COSTA Frank	732-1717	
	VIEIRA Maria J	734-4838	9
1345	XXXX	00	
1748	★INGRAM DIGTL ELTRNC	625-2977	
	★INGRAM EQUIP CO	734-3362	
	INGRAM James	625-2977	
	INGRAM Wm N Jr	734-3362	
1829	COSTA Tony	732-6025	
1922	XXXX	00	
2024	MCCHESENEY C J	733-7399	5
2115	COSTA Frank Jr	732-1097	
2448	PARKS Jim	732-7225	5

S BEN MADDOX WAY 1990

BEN MADDOX WAY S
93291 VISALIA

215	XXXX		00
217	★ VISALIA BATTERY		734-4948
230	XXXX		00
	★ 1 BUS	2 RES	0 NEW

E CALDWELL AVE 1985

841	BLANKENSHIP GERALD	732-0751	
899	SHOOK JACK	733-2187	9
901	TOLBERT ROY	734-6697	
1019	XXXX	00	
1240	BLAIN FARMING CO	732-8365	+5
	CA NUT SHELLERS	732-0784	+5
	CA PECAN GROWERS	733-7306	+5
1309	BAGLIERE P	732-9059	+5
	COSTA FRANK	732-1717	
	COSTA FRANK&SONS	732-7887	
1345	COSTA LEO JH	625-5217	1
1748	INGRAM EQUIP CO	734-3362	
	INGRAM WM N JR	734-3362	
1829	COSTA TONY	732-8025	
2024	MCCHESNEY C J	733-7399	+5
2115	COSTA FRANK JR	732-1097	
2448	PARKS JIM	732-7225	+5

S BEN MADDOX WAY 1985

BEN MADDOX WAY S
93291 VISALIA

215	XXXX	00	
217	VISALIA BATTTRY	734-4948	8
230	BANTE MOBILE HM SLS	627-2288	4
★	2 BUS	1 RES	0 NEW

E CALDWELL AVE 1980

841	BLANKENSHIP GERALD	732-0781	5
899	SHOOK JACK	733-2187	9
901	TOLBERT ROY	734-6697	
1019	XXXX	00	
1309	COSTA FRANK	732-1717	
	COSTA FRANK & SONS	732-7697	4
	MACHADO CARLOS	734-0861	9
	SEOUERIA JOSE N	734-7626	8
1345	XXXX	00	
1748	INGRAM EQUIP CO	734-3362	
	INGRAM WM N JR	734-3362	
1829	COSTA TONY	732-6025	
2024	RAWLINS H E	734-5907	8
2115	COSTA FRANK JR	732-1097	
2448	XXXX	00	
3149	BUDGET HOMES INC	732-8131	
3236	RAMEY EUGENE B	733-0314	3
3283	LAROS FRUIT STAND	734-4310	
3406	SHEPHERD RICHARD C	732-4301	4
3415	ARON HENRY	734-4025	

S BEN MADDOX WAY 1980

BEN MADDOX WAY S
93277 VISALIA

215	XXXX	00	
217	VISALIA DISTRIBUTRS	734-4948	8
230	BANTZ MOBILE HM	734-5531	9
	BANTZ MOBILE HM SLS	734-2004	7
	BANTZ REAL ESTATE	734-5531	+0
★	4 BUS	1 RES	1 NEW

E CALDWELL AVE 1975

841	BLANKENSHIP JULIA	732-0781+5
901	TOLBERT KENNETH	734-7618
	TOLBERT ROY	734-6697
1019	XXXX	00
1309*	COSTA FRANK&SONS	732-7697 4
	COSTA FRANK	732-1717
1748*	INGRAM EQUIP CO	734-3362
	INGRAM WM N JR	734-3362
1829	COSTA TONY	732-6025
2024	DEAN STEPHEN J	734-4375+5
	MCCLURE MARY C	734-4375
2115	COSTA ANTONIO	733-3742 4
	COSTA FRANK JR	732-1097
	PEDROSO ALVARINHO	732-3856
2448	XXXX	00
3149*	BUDGET HOMES INC	732-8131
3236	RAMEY EUGENE B	733-0314 3
3283*	LARDS FRUIT STAND	734-4310
3406	SHEPHERD RICHARD C	732-4301 4
3415	ARON HENRY	734-4025
3607	WATERMAN LUCIUS W	734-4964
3800	MATHEWSON LLOYD E	732-0340

S BEN MADDOX WAY 1975

BEN MADDOX WAY S 93277 VISALIA

215* C&H FENCE & PATIO CO 733-3031+5

217* SPARKLING POOL SERV 732-4141 3

230* ANACO MOBILE HOMES 732-4835+5

* 3 BUS 0 RES 2 NEW

S BEN MADDOX WAY 1971

92

**BEN MADDOX WY SOUTH
—FROM W MAIN ST SOUTH,
3 EAST OF BURKE ST**

**ZIP CODE 93277
217 Oaks Nursery 732-4797**

✓

-

S BEN MADDOX WAY 1967

92

BEN MADDOX WY SOUTH -FROM
W MAIN SOUTH, 3 EAST OF
BURKE

217 OAKS NURSERY 732-4797

S BEN MADDOX WAY 1962

92

BEN MADDOX WAY SOUTH—
From 1200 E Mineral
King av south
217 Oaks Nursery RE2-4797



Diamond Oaks Subdivision

E Caldwell Ave & S Ben Maddox Way

Visalia, CA 93292

Inquiry Number: 7017347.8

June 16, 2022

The EDR Aerial Photo Decade Package



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

EDR Aerial Photo Decade Package

06/16/22

Site Name:

Diamond Oaks Subdivision
E Caldwell Ave & S Ben Madd
Visalia, CA 93292
EDR Inquiry # 7017347.8

Client Name:

Krazan & Associates, Inc.
215 West Dakota
Clovis, CA 93612
Contact: David Nava



Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

Search Results:

<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
2016	1"=500'	Flight Year: 2016	USDA/NAIP
2012	1"=500'	Flight Year: 2012	USDA/NAIP
2009	1"=500'	Flight Year: 2009	USDA/NAIP
2006	1"=500'	Flight Year: 2006	USDA/NAIP
1994	1"=500'	Acquisition Date: September 04, 1994	USGS/DOQQ
1984	1"=500'	Flight Date: June 09, 1984	USDA
1977	1"=500'	Flight Date: June 02, 1977	USGS
1972	1"=500'	Flight Date: September 11, 1972	USGS
1969	1"=500'	Flight Date: July 24, 1969	USGS
1952	1"=500'	Flight Date: October 09, 1952	USDA
1937	1"=500'	Flight Date: August 28, 1937	USDA

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INQUIRY #: 7017347.8

YEAR: 2016

— = 500'



630



INQUIRY #: 7017347.8

YEAR: 2012

— = 500'





INQUIRY #: 7017347.8

YEAR: 2009

— = 500'





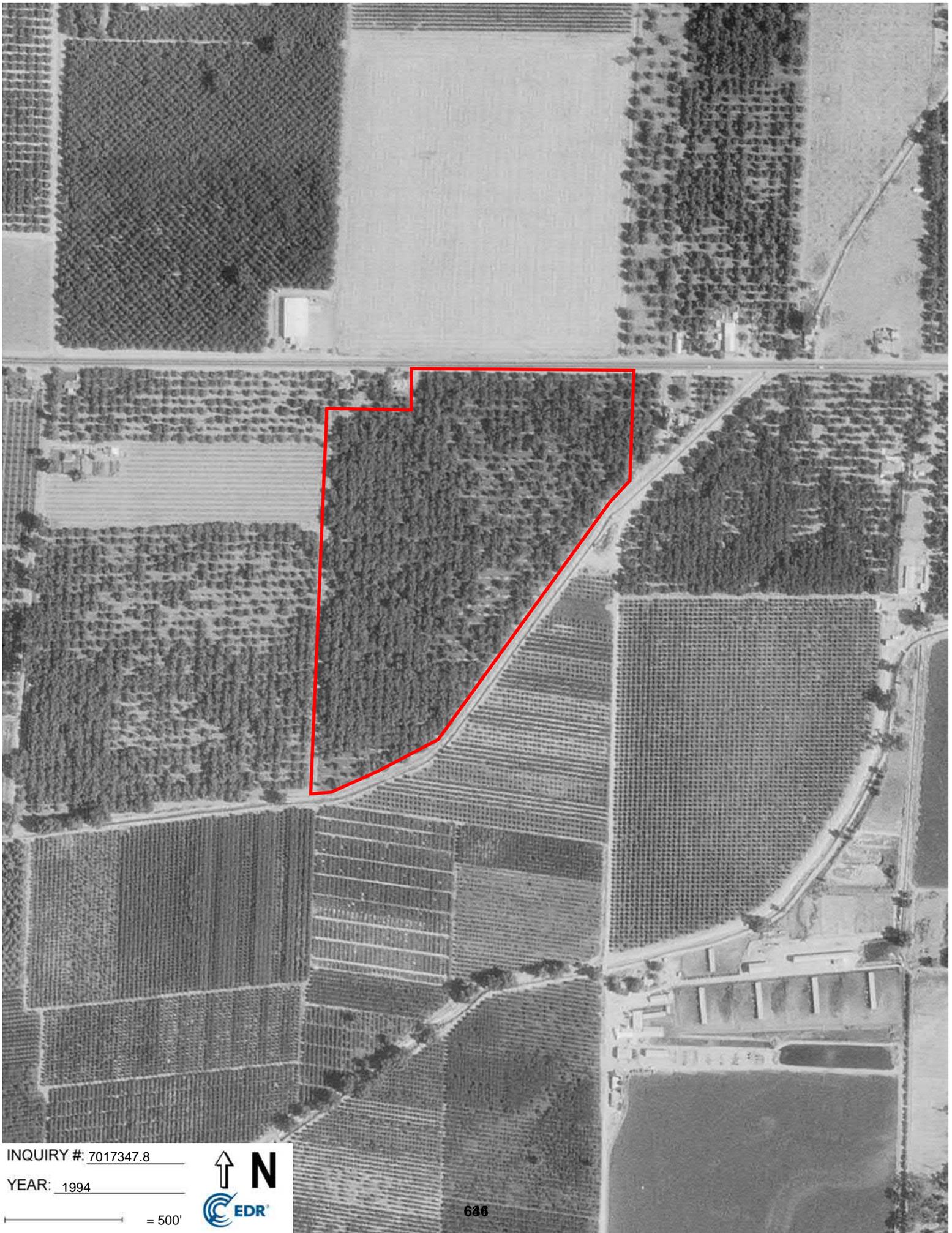
INQUIRY #: 7017347.8

YEAR: 2006

— = 500'



685



INQUIRY #: 7017347.8

YEAR: 1994

— = 500'



636



INQUIRY #: 7017347.8

YEAR: 1984

— = 500'



633



INQUIRY #: 7017347.8

YEAR: 1977

— = 500'



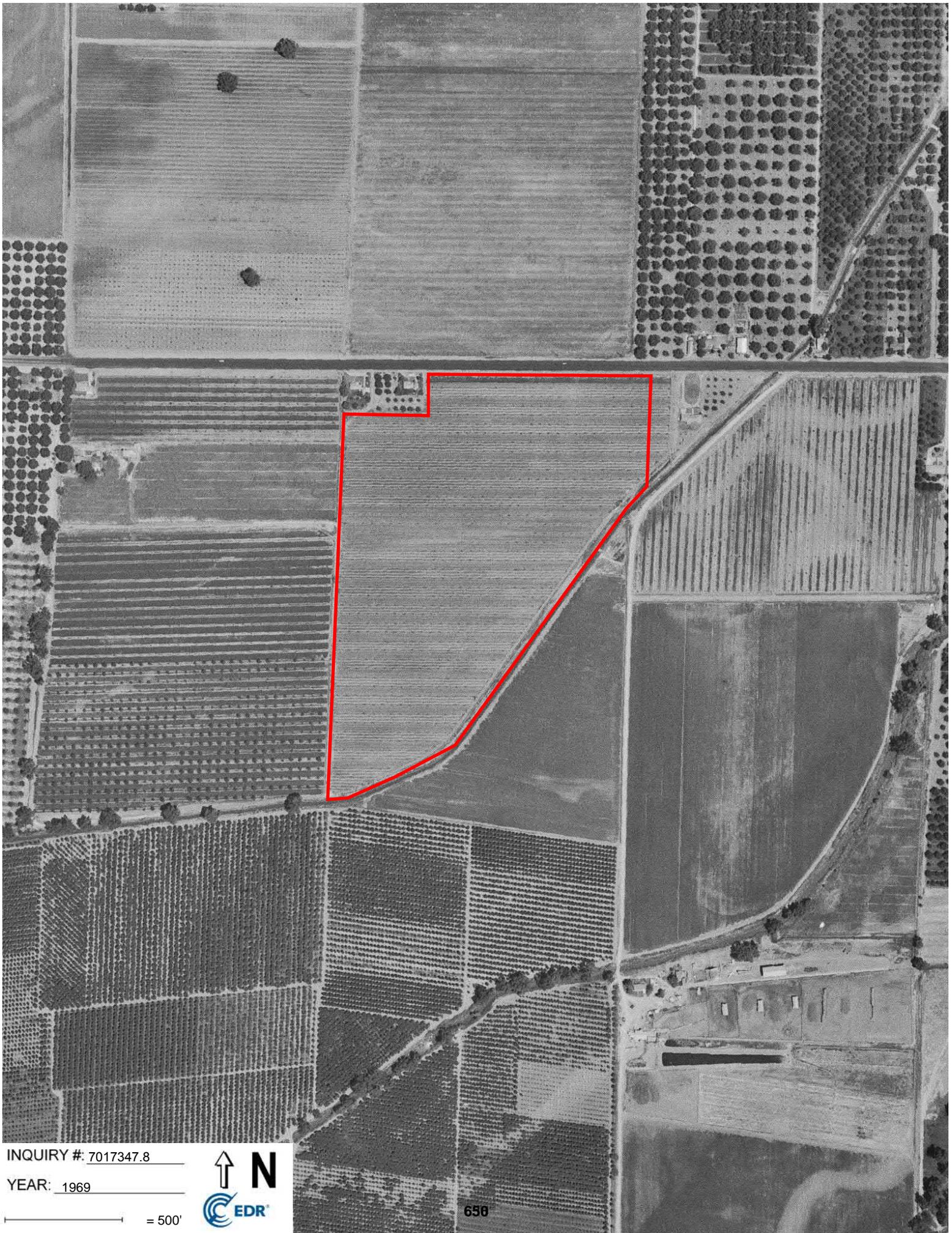


INQUIRY #: 7017347.8

YEAR: 1972

— = 500'





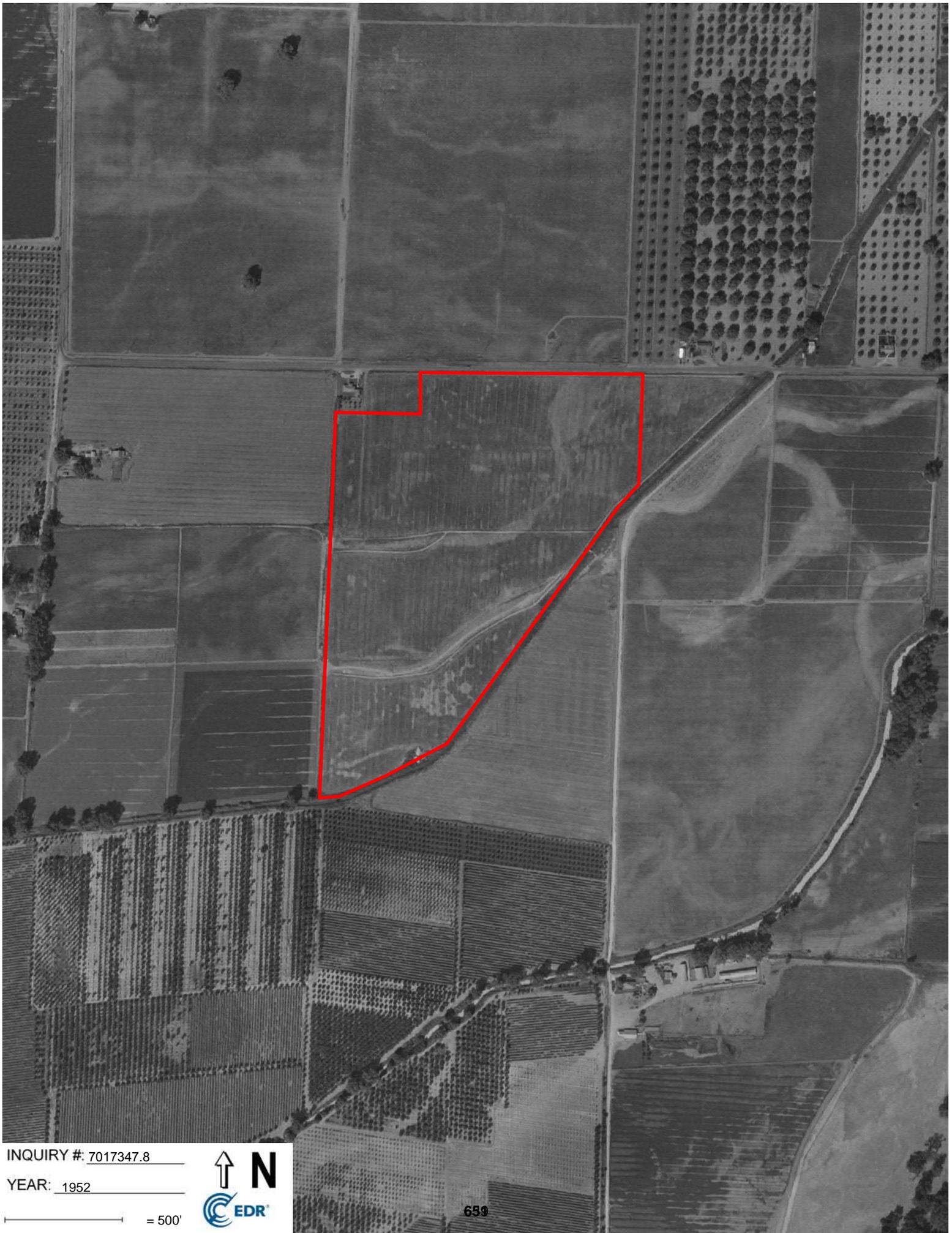
INQUIRY #: 7017347.8

YEAR: 1969

— = 500'



658



INQUIRY #: 7017347.8

YEAR: 1952

— = 500'



659



INQUIRY #: 7017347.8

YEAR: 1937

— = 500'



650

Appendix B



ENVIRONMENTAL LIEN AND AUL REPORT

Order Number:
014-22075

AFX Reference Number:
79-257996-47

Subject Property:
**SEC CALDWELL AVENUE AND BEN MADDOX WAY
VISALIA, CA 93292**

Effective:
06/03/2022

Completed:
06/13/2022

AFX RESEARCH, LLC

A Quarter-Century of Title Document Research Expertise

999 Monterey St. Suite 380, San Luis Obispo, CA 93401

(877) 848-5337 / www.afxllc.com

ENVIRONMENTAL LIEN AND AUL REPORT

(pg. 2 of 3)

Order #: 014-22075 | Reference #: 79-257996-47 | Completed: 06/13/2022 | Effective: 06/03/2022

SOURCES SEARCHED

Source 1: TULARE COUNTY RECORDER'S OFFICE
Source 2: CALIFORNIA ENVIRONMENTAL PROTECTION AGENCY
Source 3: UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

TARGET PROPERTY

Current Owner(s): TWIGGE OAKS LLC
Street Address: SEC CALDWELL AVENUE AND BEN MADDOX WAY
City, State Zip Code: VISALIA, CA 93292
APN/Parcel/PIN: 126-130-018-000 County: TULARE
Legal Description: POR NW/4 9-19-25

PROPERTY OWNERSHIP

Instrument: **GRANT DEED**

Date Recorded: 09/10/2021 Instrument: 20210066688
Dated: 08/10/2021
Grantor(s): LAUREN TWIGGE, AN INDIVIDUAL WHO ACQUIRED TITLE AS LAUREN JOY TEVELDE
Grantee(s): TWIGGE OAKS LLC

ENVIRONMENTAL LIENS

NO ENVIRONMENTAL LIENS FOUND.

ACTIVITY AND USE LIMITATIONS (AUL)

NO AUL FOUND.

LEASES

NO LEASES FOUND.

MISCELLANEOUS INSTRUMENTS

NO MISCELLANEOUS INSTRUMENTS FOUND.



AFX RESEARCH, LLC
999 Monterey St. Suite 380, San Luis Obispo, CA 93401
Ph: (877) 848-5337 Fax: (800) 201-0620
<https://www.afxllc.com>

ENVIRONMENTAL LIEN AND AUL REPORT

(pg. 3 of 3)

Order #: 014-22075 | Reference #: 79-257996-47 | Completed: 06/13/2022 | Effective: 06/03/2022

THANK YOU FOR YOUR ORDER

For questions, please contact our office at 1-877-848-5337.

Order Number:

014-22075

AFX Reference Number:

79-257996-47

Our Environmental Lien and AUL report provides a summary of recorded information on a specific property from the time the current owner purchased the property, to present time. The report is intended to assist in the search for environmental liens filed in land title records. The report will verify property ownership and provide information on recorded environmental liens and/or Activity and Use Limitations that have been recorded from the time the current owner purchased the property, forward. This report complies with ASTM 1527-21 standards when used in conjunction with a review of the owner's most recent insurance title policy. Environmental Liens and Activity Use Limitations may exist in the insurance title policy that do not appear within this report.

Our professional network of trained researchers follow established industry protocols and use client-supplied property information to complete this Environmental Lien and AUL report. The research is conducted at all appropriate government offices based on the location of the subject property. This would include City, County, State, Federal and Tribal offices as needed. The report includes:

- Current deed information (i.e. grantor, grantee, recording dates)
- Legal Description
- Environmental Lien information
- Activity and Use Limitation information
- Any Environmental Liens and/or documents referencing AULs that are listed within our summary report

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& ASSOCIATES, INC.



Phase I ESA Questionnaire - Owner

Name: DANIEL TWIGBE Company: _____

Date: 7/8/22 Phone: 559-901-9694

Site Address: Caldwell + Bon Maddox (SE Corner)

How are you associated with the subject site? OWNER

How long have you been associated with the subject site? 5 years

Do you have any commonly known, reasonably ascertainable, or specialized knowledge or experience related to the subject site or nearby properties? Yes

What is the subject site currently used for? Fruit Farming

Are there structures on the subject site? X How Many? _____

Do you know of historical uses of the subject site? Agriculture

Do you know of any previous structures on the subject site? N/A

Does any maintenance, repair, or manufacturing activities take place at the subject site (currently or historically)? N/A

Do you know of any chemicals or hazardous materials being used, stored or discharged on the subject site? (list any chemicals / hazardous materials)
No hazardous materials. Farming chemicals only: Aftacor, Roundup, Chinzal
Approved

Are agricultural chemicals (pesticides/herbicides) stored, applied, or mixed/formulated on the subject site? (please provide approximate storage/mixing locations)
No chemicals stored on site but are applied to the trees

Are you aware of the historical use of persistent pesticides/herbicides (such as DDT) at the subject site?
N/A

Is hazardous waste generated at the subject site? Hauled off-site? By whom? N/A

Any hazardous waste treatment or disposal at the subject site? N/A

Do you have any current or past knowledge of the presence or underground or aboveground storage tanks being located on the subject site? (if yes, please provide info including no., size, contents, and locations)

N/A

Do you have any current or past knowledge of subsurface automotive repair related features (i.e. sumps, oil/water clarifiers, automotive hydraulic hoists etc)?

N/A

Are you aware of any environmental cleanups or hazardous materials releases/spills at the subject site?

N/A

Do you know of any Institutional Controls (Env. Cleanup Liens) or Engineering Controls (slurry walls or vapor barriers) filed or recorded against the subject site?

N/A

Municipal Utility Providers at the subject site:

Potable Water: Yes No Provided by whom? _____

Sewer: Yes No Provided by whom? _____

Electricity: Yes No Provided by whom? _____

Natural Gas: Yes No Provided by whom? _____

Solid Waste (garbage): Yes No Provided by whom? _____

Has fuel oil been utilized at the subject site for heating purposes? NO

Are there currently or were there historically any septic systems? Yes No
If yes, how many? _____

Are there currently or were there historically any water wells located on the subject site? Yes No
If yes, how many? 1

Are there currently or were there historically any dry wells located on the subject site? Yes No

Are there currently or were there historically any monitoring wells located on the subject site? Yes No

Do you know of any buried materials such as garbage dumps or burn pits on the subject site? NO

Are there any drainage or disposal ponds located on the subject site? NO

Are you aware of, or have you been notified of, any contamination issues to soil or groundwater either at the subject site or in the vicinity of the subject site? NO

What is the purpose of the Phase I? _____

If purchase price has been established, does it reasonably reflect fair market value? _____

Are there any proposed changes in the uses of the subject site? _____

Knowledge of Previous Owner(s) and Phone Number? _____

Name: DANIEL TWIGGE
(Please Print)

Date: 7/18/22

Signature: 

Phase I ESA Questionnaire – User

Name: John Bonaville Company: Bonaville Homes Inc.
Date: 7/5/22 Phone: 559-435-9700
Site Address: Ben Marshall Ave & Caldwell Ave, Ukiah, CA

Introduction

“In order to qualify for one of the *Landowner Liability Protections (LLPs)* offered by the Small Business Liability Relief and Brownfield Revitalization Act of 2001 (the ‘Brownfields Amendments’), the user must provide the following information (if available) to the environmental professional. Failure to provide this information could result in a determination that ‘all appropriate inquiry’ is not completed”- American Society for Testing and Materials (ASTM) E1527-13 Appendix X3: User Questionnaire

1. Are you aware of any environmental cleanup liens against the subject site that are filed or recorded under federal, tribal, state, or local law?

N/A

2. Are you aware of any activity use limitations (AULs) such as engineering controls, land use restrictions, or institutional controls that are in place at the subject site and/or have been filed or recorded in a registry under federal, tribal, state, or local law?

N/A

3. As the user of the Phase I Environmental Site Assessment (ESA), do you have any specialized knowledge or experience related to the subject site or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the subject site or an adjacent property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

N/A

4. Does the purchase price being paid for the subject site reasonably reflect the fair market value of the subject site? Yes No

A. If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the subject site?

5. Are you aware of commonly known or reasonably ascertainable information about the subject site that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example:

A. Do you know the past uses of the subject site? If so, briefly explain.

Agriculture

B. Do you know of specific chemicals that are present or once were present at the subject site? If so, briefly explain.

N/A

C. Do you know of spills or other chemical releases that have taken place at the subject site? If so, briefly explain.

N/A

D. Do you know of any environmental cleanups that have taken place at the subject site? If so, briefly explain.

N/A

6. As the user of the Phase I ESA, based on your knowledge and experience related to the subject site, are there any obvious indicators that point to the presence or likely presence of contamination at the subject site?

N/A

7. What is the reason for preparation of this Phase I ESA? (Property purchase/sale; bank loan; proposed development; etc.)

Purchase / Sale ; Bank Loan ; Land Development

I, the user of this Phase I ESA (or authorized representative of the User), do hereby attest that I have carefully considered the questions herein and have presented answers to the best of my knowledge and ability based upon the Responsibilities of the User as required within ASTM E1527-13 guidance.

Name

John A. Bonville

(Please Print)

Date

7/9/22

Signature

John A. Bonville

Appendix C

Diamond Oaks Subdivision

E Caldwell Ave & S Ben Maddox Way
Visalia, CA 93292

Inquiry Number: 7017347.2s

June 13, 2022

The EDR Radius Map™ Report with GeoCheck®



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

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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. **NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT.** Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E1527-21), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

E CALDWELL AVE & S BEN MADDOX WAY
VISALIA, CA 93292

COORDINATES

Latitude (North): 36.2945380 - 36° 17' 40.33"
Longitude (West): 119.2769690 - 119° 16' 37.08"
Universal Transverse Mercator: Zone 11
UTM X (Meters): 295526.9
UTM Y (Meters): 4018822.2
Elevation: 333 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 12012261 VISALIA, CA
Version Date: 2018

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 20140618
Source: USDA

MAPPED SITES SUMMARY

Target Property Address:
 E CALDWELL AVE & S BEN MADDOX WAY
 VISALIA, CA 93292

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	PACKWOOD CREEKCHECK		CERS	Higher	1 ft.
A2	PACKWOOD CREEKCHECK		CIWQS	Higher	1 ft.
B3	JOHN E VOSBURGH	1829 E CALDWELL AVE	HIST UST, PEST LIC	Higher	162, 0.031, NE
B4	C & C FARMS	1829 E CALDWELL AVE	HIST UST	Higher	162, 0.031, NE
B5	INGRAM EQUIPMENT CO	1748 E CALDWELL	SWEEPS UST, CA FID UST	Higher	196, 0.037, NE
B6	INGRAM EQUIPMENT	1748 E CALDWELL AVE	HIST UST, CUPA Listings	Higher	196, 0.037, NE
B7	INGRAM EQUIPMENT SER	1748 E. CALDWELL	RCRA NonGen / NLR	Higher	196, 0.037, NE
C8	ATLAS WALNUT LLC	1240 E CALDWELL AVE	CUPA Listings	Lower	374, 0.071, NNW
C9	THE NAKED NUT	1240 E CALDWELL AVE	CUPA Listings	Lower	374, 0.071, NNW
10	FRANK COSTA FARM	2023 E CALDWELL AVE	RCRA NonGen / NLR	Higher	1098, 0.208, ENE
11			PFAS	Higher	2187, 0.414, North
12	CALDWELL/LOVERS LANE	SOUTH OF E CALDEWELL	ENVIROSTOR	Higher	2410, 0.456, East
13	BEBOUT AND MEYERS SI	K ROAD/PINKHAM STREE	ENVIROSTOR, SCH	Higher	3266, 0.619, NNE

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal NPL (Superfund) sites

NPL..... National Priority List
Proposed NPL..... Proposed National Priority List Sites
NPL LIENS..... Federal Superfund Liens

Lists of Federal Delisted NPL sites

Delisted NPL..... National Priority List Deletions

Lists of Federal sites subject to CERCLA removals and CERCLA orders

FEDERAL FACILITY..... Federal Facility Site Information listing
SEMS..... Superfund Enterprise Management System

Lists of Federal CERCLA sites with NFRAP

SEMS-ARCHIVE..... Superfund Enterprise Management System Archive

Lists of Federal RCRA facilities undergoing Corrective Action

CORRACTS..... Corrective Action Report

Lists of Federal RCRA TSD facilities

RCRA-TSDF..... RCRA - Treatment, Storage and Disposal

Lists of Federal RCRA generators

RCRA-LQG..... RCRA - Large Quantity Generators
RCRA-SQG..... RCRA - Small Quantity Generators
RCRA-VSQG..... RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

Federal institutional controls / engineering controls registries

LUCIS..... Land Use Control Information System

EXECUTIVE SUMMARY

US ENG CONTROLS..... Engineering Controls Sites List
US INST CONTROLS..... Institutional Controls Sites List

Federal ERNS list

ERNS..... Emergency Response Notification System

Lists of state- and tribal (Superfund) equivalent sites

RESPONSE..... State Response Sites

Lists of state and tribal landfills and solid waste disposal facilities

SWF/LF..... Solid Waste Information System

Lists of state and tribal leaking storage tanks

LUST..... Geotracker's Leaking Underground Fuel Tank Report
INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land
CPS-SLIC..... Statewide SLIC Cases

Lists of state and tribal registered storage tanks

FEMA UST..... Underground Storage Tank Listing
UST..... Active UST Facilities
AST..... Aboveground Petroleum Storage Tank Facilities
INDIAN UST..... Underground Storage Tanks on Indian Land

Lists of state and tribal voluntary cleanup sites

VCP..... Voluntary Cleanup Program Properties
INDIAN VCP..... Voluntary Cleanup Priority Listing

Lists of state and tribal brownfield sites

BROWNFIELDS..... Considered Brownfields Sites Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS..... A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT..... Waste Management Unit Database
SWRCY..... Recycler Database
HAULERS..... Registered Waste Tire Haulers Listing
INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands
ODI..... Open Dump Inventory
DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations
IHS OPEN DUMPS..... Open Dumps on Indian Land

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL..... Delisted National Clandestine Laboratory Register

EXECUTIVE SUMMARY

HIST Cal-Sites.....	Historical Calsites Database
SCH.....	School Property Evaluation Program
CDL.....	Clandestine Drug Labs
Toxic Pits.....	Toxic Pits Cleanup Act Sites
CERS HAZ WASTE.....	CERS HAZ WASTE
US CDL.....	National Clandestine Laboratory Register
AQUEOUS FOAM.....	Former Fire Training Facility Assessments Listing

Local Lists of Registered Storage Tanks

CERS TANKS.....	California Environmental Reporting System (CERS) Tanks
-----------------	--

Local Land Records

LIENS.....	Environmental Liens Listing
LIENS 2.....	CERCLA Lien Information
DEED.....	Deed Restriction Listing

Records of Emergency Release Reports

HMIRS.....	Hazardous Materials Information Reporting System
CHMIRS.....	California Hazardous Material Incident Report System
LDS.....	Land Disposal Sites Listing
MCS.....	Military Cleanup Sites Listing
SPILLS 90.....	SPILLS 90 data from FirstSearch

Other Ascertainable Records

FUDS.....	Formerly Used Defense Sites
DOD.....	Department of Defense Sites
SCRD DRYCLEANERS.....	State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR.....	Financial Assurance Information
EPA WATCH LIST.....	EPA WATCH LIST
2020 COR ACTION.....	2020 Corrective Action Program List
TSCA.....	Toxic Substances Control Act
TRIS.....	Toxic Chemical Release Inventory System
SSTS.....	Section 7 Tracking Systems
ROD.....	Records Of Decision
RMP.....	Risk Management Plans
RAATS.....	RCRA Administrative Action Tracking System
PRP.....	Potentially Responsible Parties
PADS.....	PCB Activity Database System
ICIS.....	Integrated Compliance Information System
FTTS.....	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS.....	Material Licensing Tracking System
COAL ASH DOE.....	Steam-Electric Plant Operation Data
COAL ASH EPA.....	Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER.....	PCB Transformer Registration Database
RADINFO.....	Radiation Information Database
HIST FTTS.....	FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS.....	Incident and Accident Data
CONSENT.....	Superfund (CERCLA) Consent Decrees
INDIAN RESERV.....	Indian Reservations
FUSRAP.....	Formerly Utilized Sites Remedial Action Program

EXECUTIVE SUMMARY

UMTRA.....	Uranium Mill Tailings Sites
LEAD SMELTERS.....	Lead Smelter Sites
US AIRS.....	Aerometric Information Retrieval System Facility Subsystem
US MINES.....	Mines Master Index File
ABANDONED MINES.....	Abandoned Mines
FINDS.....	Facility Index System/Facility Registry System
DOCKET HWC.....	Hazardous Waste Compliance Docket Listing
ECHO.....	Enforcement & Compliance History Information
UXO.....	Unexploded Ordnance Sites
FUELS PROGRAM.....	EPA Fuels Program Registered Listing
CA BOND EXP. PLAN.....	Bond Expenditure Plan
Cortese.....	"Cortese" Hazardous Waste & Substances Sites List
DRYCLEANERS.....	Cleaner Facilities
EMI.....	Emissions Inventory Data
ENF.....	Enforcement Action Listing
Financial Assurance.....	Financial Assurance Information Listing
HAZNET.....	Facility and Manifest Data
ICE.....	ICE
HIST CORTESE.....	Hazardous Waste & Substance Site List
HWP.....	EnviroStor Permitted Facilities Listing
HWT.....	Registered Hazardous Waste Transporter Database
MINES.....	Mines Site Location Listing
MWMP.....	Medical Waste Management Program Listing
NPDES.....	NPDES Permits Listing
PEST LIC.....	Pesticide Regulation Licenses Listing
PROC.....	Certified Processors Database
Notify 65.....	Proposition 65 Records
UIC.....	UIC Listing
UIC GEO.....	UIC GEO (GEOTRACKER)
WASTEWATER PITS.....	Oil Wastewater Pits Listing
WDS.....	Waste Discharge System
WIP.....	Well Investigation Program Case List
MILITARY PRIV SITES.....	MILITARY PRIV SITES (GEOTRACKER)
PROJECT.....	PROJECT (GEOTRACKER)
WDR.....	Waste Discharge Requirements Listing
NON-CASE INFO.....	NON-CASE INFO (GEOTRACKER)
OTHER OIL GAS.....	OTHER OIL & GAS (GEOTRACKER)
PROD WATER PONDS.....	PROD WATER PONDS (GEOTRACKER)
SAMPLING POINT.....	SAMPLING POINT (GEOTRACKER)
WELL STIM PROJ.....	Well Stimulation Project (GEOTRACKER)
MINES MRDS.....	Mineral Resources Data System
HWTS.....	Hazardous Waste Tracking System

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP.....	EDR Proprietary Manufactured Gas Plants
EDR Hist Auto.....	EDR Exclusive Historical Auto Stations
EDR Hist Cleaner.....	EDR Exclusive Historical Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF.....	Recovered Government Archive Solid Waste Facilities List
-------------	--

EXECUTIVE SUMMARY

RGA LUST..... Recovered Government Archive Leaking Underground Storage Tank

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Lists of state- and tribal hazardous waste facilities

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

A review of the ENVIROSTOR list, as provided by EDR, and dated 01/24/2022 has revealed that there are 2 ENVIROSTOR sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CALDWELL/LOVERS LANE Facility Id: 60002712 Status: No Further Action	SOUTH OF E CALDEWELL	E 1/4 - 1/2 (0.456 mi.)	12	27
<i>BEBOUT AND MEYERS SI</i> Facility Id: 54010003 Status: No Further Action	<i>K ROAD/PINKHAM STREE</i>	<i>NNE 1/2 - 1 (0.619 mi.)</i>	<i>13</i>	<i>28</i>

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Hazardous waste / Contaminated Sites

PFAS: A listing of PFAS contaminated sites included in the GeoTracker database.

A review of the PFAS list, as provided by EDR, and dated 03/07/2022 has revealed that there is 1 PFAS

EXECUTIVE SUMMARY

site within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported		N 1/4 - 1/2 (0.414 mi.)	11	19

Local Lists of Registered Storage Tanks

SWEEPS UST: Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

A review of the SWEEPS UST list, as provided by EDR, and dated 06/01/1994 has revealed that there is 1 SWEEPS UST site within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
INGRAM EQUIPMENT CO Status: A Tank Status: A Comp Number: 180	1748 E CALDWELL	NE 0 - 1/8 (0.037 mi.)	B5	11

HIST UST: Historical UST Registered Database.

A review of the HIST UST list, as provided by EDR, and dated 10/15/1990 has revealed that there are 3 HIST UST sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
JOHN E VOSBURGH	1829 E CALDWELL AVE	NE 0 - 1/8 (0.031 mi.)	B3	9
C & C FARMS Facility Id: 00000033495	1829 E CALDWELL AVE	NE 0 - 1/8 (0.031 mi.)	B4	10
INGRAM EQUIPMENT Facility Id: 00000015453	1748 E CALDWELL AVE	NE 0 - 1/8 (0.037 mi.)	B6	12

CA FID UST: The Facility Inventory Database contains active and inactive underground storage tank locations. The source is the State Water Resource Control Board.

A review of the CA FID UST list, as provided by EDR, and dated 10/31/1994 has revealed that there is 1 CA FID UST site within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
INGRAM EQUIPMENT CO Facility Id: 54000500 Status: A	1748 E CALDWELL	NE 0 - 1/8 (0.037 mi.)	B5	11

EXECUTIVE SUMMARY

Other Ascertainable Records

RCRA NonGen / NLR: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 02/28/2022 has revealed that there are 2 RCRA NonGen / NLR sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
INGRAM EQUIPMENT SER	1748 E. CALDWELL	NE 0 - 1/8 (0.037 mi.)	B7	13
FRANK COSTA FARM EPA ID:: CAL000272996	2023 E CALDWELL AVE	ENE 1/8 - 1/4 (0.208 mi.)	10	16

CUPA Listings: A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

A review of the CUPA Listings list, as provided by EDR, has revealed that there are 3 CUPA Listings sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
INGRAM EQUIPMENT Database: CUPA TULARE, Date of Government Version: 04/26/2021	1748 E CALDWELL AVE	NE 0 - 1/8 (0.037 mi.)	B6	12

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ATLAS WALNUT LLC Database: CUPA TULARE, Date of Government Version: 04/26/2021	1240 E CALDWELL AVE	NNW 0 - 1/8 (0.071 mi.)	C8	15
THE NAKED NUT Database: CUPA TULARE, Date of Government Version: 04/26/2021	1240 E CALDWELL AVE	NNW 0 - 1/8 (0.071 mi.)	C9	16

CIWQS: The California Integrated Water Quality System (CIWQS) is a computer system used by the State and Regional Water Quality Control Boards to track information about places of environmental interest, manage permits and other orders, track inspections, and manage violations and enforcement activities.

A review of the CIWQS list, as provided by EDR, and dated 02/28/2022 has revealed that there is 1 CIWQS site within approximately 0.001 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
PACKWOOD CREEKCHECK		0 - 1/8 (0.000 mi.)	A2	9

EXECUTIVE SUMMARY

CERS: The CalEPA Regulated Site Portal database combines data about environmentally regulated sites and facilities in California into a single database. It combines data from a variety of state and federal databases, and provides an overview of regulated activities across the spectrum of environmental programs for any given location in California. These activities include hazardous materials and waste, state and federal cleanups, impacted ground and surface waters, and toxic materials

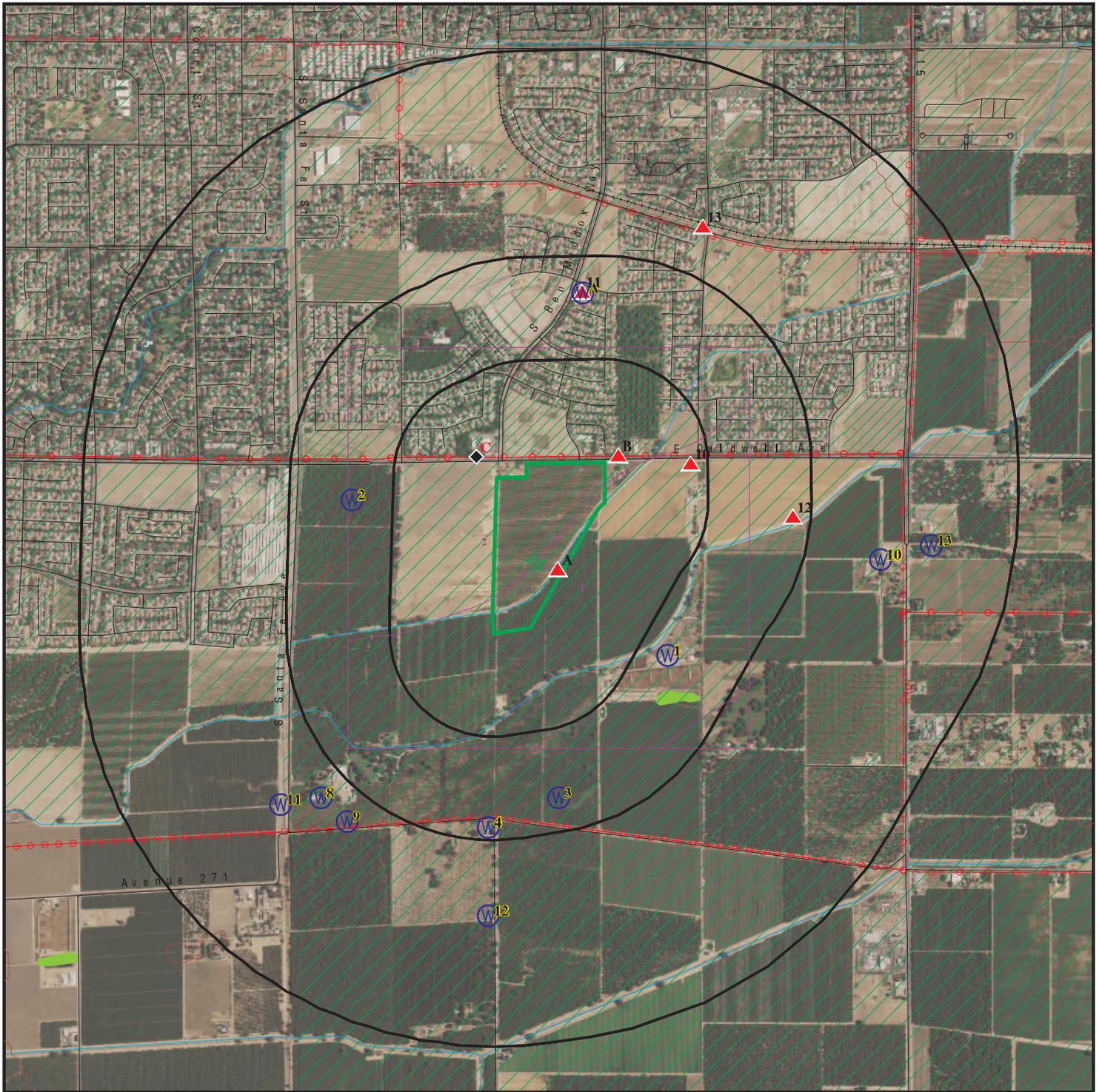
A review of the CERS list, as provided by EDR, and dated 01/18/2022 has revealed that there is 1 CERS site within approximately 0.001 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
PACKWOOD CREEKCHECK		0 - 1/8 (0.000 mi.)	A1	9

EXECUTIVE SUMMARY

There were no unmapped sites in this report.

OVERVIEW MAP - 7017347.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites



Indian Reservations BIA

Areas of Concern

Power transmission lines

Special Flood Hazard Area (1%)

0.2% Annual Chance Flood Hazard

National Wetland Inventory

State Wetlands

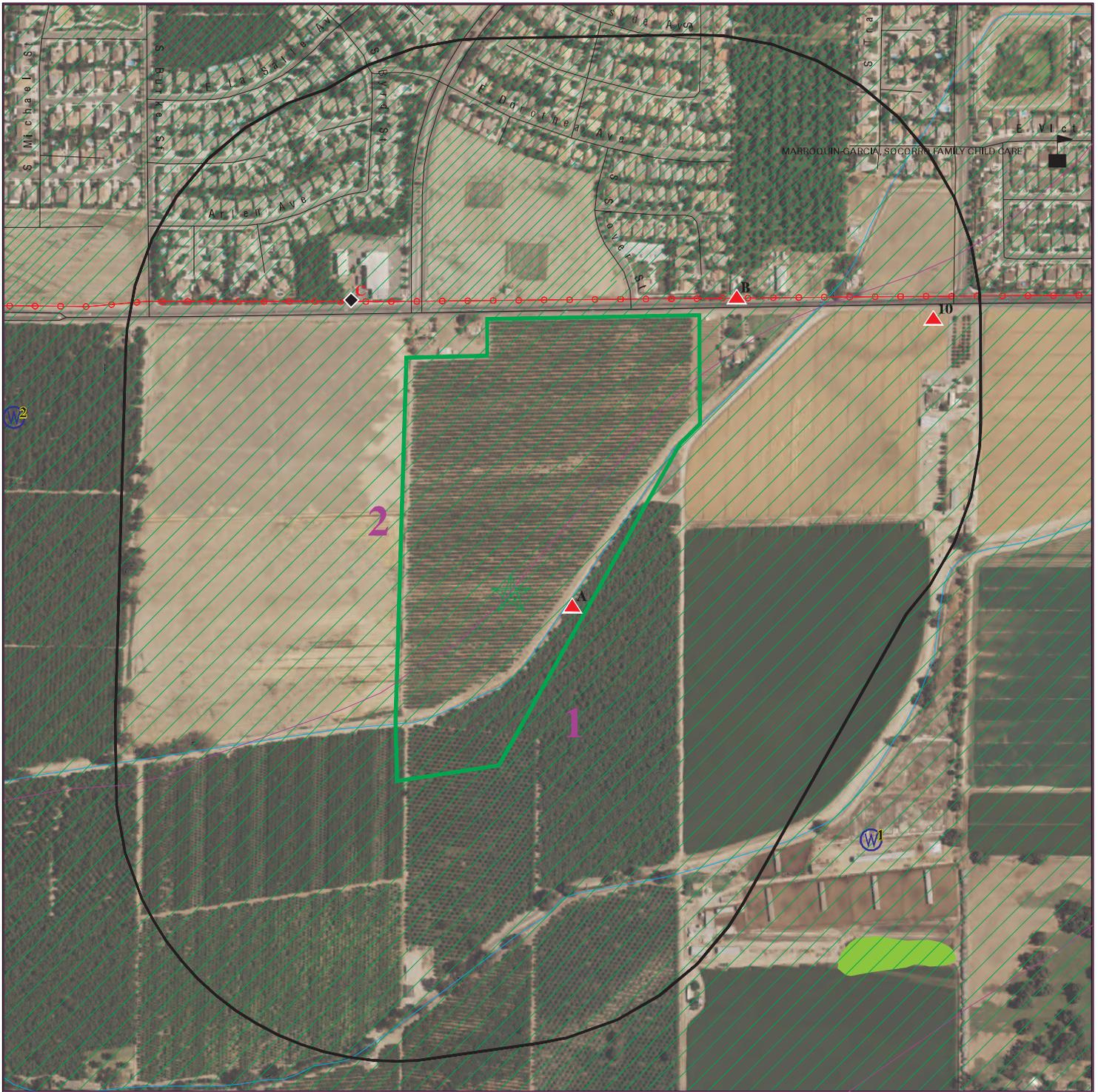


This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Diamond Oaks Subdivision
 ADDRESS: E Caldwell Ave & S Ben Maddox Way
 Visalia CA 93292
 LAT/LONG: 36.294538 / 119.276969

CLIENT: Krazan & Associates, Inc.
 CONTACT: David Nava
 645 INQUIRY #: 7017347.2s
 DATE: June 13, 2022 6:13 pm

DETAIL MAP - 7017347.2S



-  Target Property
-  Sites at elevations higher than or equal to the target property
-  Sites at elevations lower than the target property
-  Manufactured Gas Plants
-  Sensitive Receptors
-  National Priority List Sites
-  Dept. Defense Sites

-  Indian Reservations BIA
-  Power transmission lines
-  Special Flood Hazard Area (1%)
-  0.2% Annual Chance Flood Hazard
-  National Wetland Inventory
-  State Wetlands
-  Areas of Concern

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Diamond Oaks Subdivision
 ADDRESS: E Caldwell Ave & S Ben Maddox Way
 Visalia CA 93292
 LAT/LONG: 36.294538 / 119.276969

CLIENT: Krazan & Associates, Inc.
 CONTACT: David Nava
 688 INQUIRY #: 7017347.2s
 DATE: June 13, 2022 6:14 pm

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
<i>Lists of Federal NPL (Superfund) sites</i>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
<i>Lists of Federal Delisted NPL sites</i>								
Delisted NPL	1.000		0	0	0	0	NR	0
<i>Lists of Federal sites subject to CERCLA removals and CERCLA orders</i>								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
<i>Lists of Federal CERCLA sites with NFRAP</i>								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
<i>Lists of Federal RCRA facilities undergoing Corrective Action</i>								
CORRACTS	1.000		0	0	0	0	NR	0
<i>Lists of Federal RCRA TSD facilities</i>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<i>Lists of Federal RCRA generators</i>								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-VSQG	0.250		0	0	NR	NR	NR	0
<i>Federal institutional controls / engineering controls registries</i>								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
<i>Federal ERNS list</i>								
ERNS	0.001		0	NR	NR	NR	NR	0
<i>Lists of state- and tribal (Superfund) equivalent sites</i>								
RESPONSE	1.000		0	0	0	0	NR	0
<i>Lists of state- and tribal hazardous waste facilities</i>								
ENVIROSTOR	1.000		0	0	1	1	NR	2
<i>Lists of state and tribal landfills and solid waste disposal facilities</i>								
SWF/LF	0.500		0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<i>Lists of state and tribal leaking storage tanks</i>								
LUST	0.500		0	0	0	NR	NR	0
INDIAN LUST	0.500		0	0	0	NR	NR	0
CPS-SLIC	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal registered storage tanks</i>								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		0	0	NR	NR	NR	0
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
<i>Lists of state and tribal voluntary cleanup sites</i>								
VCP	0.500		0	0	0	NR	NR	0
INDIAN VCP	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal brownfield sites</i>								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
<u>ADDITIONAL ENVIRONMENTAL RECORDS</u>								
<i>Local Brownfield lists</i>								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
<i>Local Lists of Landfill / Solid Waste Disposal Sites</i>								
WMUDS/SWAT	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
HAULERS	0.001		0	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
<i>Local Lists of Hazardous waste / Contaminated Sites</i>								
US HIST CDL	0.001		0	NR	NR	NR	NR	0
HIST Cal-Sites	1.000		0	0	0	0	NR	0
SCH	0.250		0	0	NR	NR	NR	0
CDL	0.001		0	NR	NR	NR	NR	0
Toxic Pits	1.000		0	0	0	0	NR	0
CERS HAZ WASTE	0.250		0	0	NR	NR	NR	0
US CDL	0.001		0	NR	NR	NR	NR	0
AQUEOUS FOAM	TP		NR	NR	NR	NR	NR	0
PFAS	0.500		0	0	1	NR	NR	1
<i>Local Lists of Registered Storage Tanks</i>								
SWEEPS UST	0.250		1	0	NR	NR	NR	1
HIST UST	0.250		3	0	NR	NR	NR	3
CA FID UST	0.250		1	0	NR	NR	NR	1

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
CERS TANKS	0.250		0	0	NR	NR	NR	0
Local Land Records								
LIENS	0.001		0	NR	NR	NR	NR	0
LIENS 2	0.001		0	NR	NR	NR	NR	0
DEED	0.500		0	0	0	NR	NR	0
Records of Emergency Release Reports								
HMIRS	0.001		0	NR	NR	NR	NR	0
CHMIRS	0.001		0	NR	NR	NR	NR	0
LDS	0.001		0	NR	NR	NR	NR	0
MCS	0.001		0	NR	NR	NR	NR	0
SPILLS 90	0.001		0	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		1	1	NR	NR	NR	2
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	0.001		0	NR	NR	NR	NR	0
EPA WATCH LIST	0.001		0	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	0.001		0	NR	NR	NR	NR	0
TRIS	0.001		0	NR	NR	NR	NR	0
SSTS	0.001		0	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	0.001		0	NR	NR	NR	NR	0
RAATS	0.001		0	NR	NR	NR	NR	0
PRP	0.001		0	NR	NR	NR	NR	0
PADS	0.001		0	NR	NR	NR	NR	0
ICIS	0.001		0	NR	NR	NR	NR	0
FTTS	0.001		0	NR	NR	NR	NR	0
MLTS	0.001		0	NR	NR	NR	NR	0
COAL ASH DOE	0.001		0	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	0.001		0	NR	NR	NR	NR	0
RADINFO	0.001		0	NR	NR	NR	NR	0
HIST FTTS	0.001		0	NR	NR	NR	NR	0
DOT OPS	0.001		0	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	0.001		0	NR	NR	NR	NR	0
US AIRS	0.001		0	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	0.001		0	NR	NR	NR	NR	0
DOCKET HWC	0.001		0	NR	NR	NR	NR	0
ECHO	0.001		0	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0

MAP FINDINGS SUMMARY

<u>Database</u>	<u>Search Distance (Miles)</u>	<u>Target Property</u>	<u>< 1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>> 1</u>	<u>Total Plotted</u>
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NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

JOHN E VOSBURGH (Continued)

S117648897

File Number: 000235D8
URL: <http://geotracker.waterboards.ca.gov/ustpdfs/pdf/000235D8.pdf>
Region: Not reported
Facility ID: Not reported
Facility Type: Not reported
Other Type: Not reported
Contact Name: Not reported
Telephone: Not reported
Owner Name: Not reported
Owner Address: Not reported
Owner City,St,Zip: Not reported
Total Tanks: Not reported

Tank Num: Not reported
Container Num: Not reported
Year Installed: Not reported
Tank Capacity: Not reported
Tank Used for: Not reported
Type of Fuel: Not reported
Container Construction Thickness: Not reported
Leak Detection: Not reported

[Click here for Geo Tracker PDF:](#)

PEST LIC:

Name: JOHN E VOSBURGH
Address: 1829 E CALDWELL AVE
City,State,Zip: VISALIA, CA 93292
Facility Type: QAC
Categories: D
License No: 87379
Issued or Renewed Date: 01/01/2022
Expiration Date: 12/31/2023

**B4
NE
< 1/8
0.031 mi.
162 ft.**

**C & C FARMS
1829 E CALDWELL AVE
VISALIA, CA 93277**

**HIST UST U001583312
N/A**

Site 2 of 5 in cluster B

**Relative:
Higher
Actual:
334 ft.**

HIST UST:
Name: C & C FARMS
Address: 1829 E CALDWELL AVE
City,State,Zip: VISALIA, CA 93277
File Number: Not reported
URL: Not reported
Region: STATE
Facility ID: 00000033495
Facility Type: Other
Other Type: FARMING
Contact Name: FRANK COSTA, JR.
Telephone: 2097321097
Owner Name: C & C FARMS
Owner Address: 1829 E. CALDWELL
Owner City,St,Zip: VISALIA, CA 93277
Total Tanks: 0001

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

C & C FARMS (Continued)

U001583312

Tank Num: 001
Container Num: 1
Year Installed: Not reported
Tank Capacity: 00001000
Tank Used for: PRODUCT
Type of Fuel: DIESEL
Container Construction Thickness: 12
Leak Detection: None

B5
NE
< 1/8
0.037 mi.
196 ft.

INGRAM EQUIPMENT CO INC
1748 E CALDWELL
VISALIA, CA 93277
Site 3 of 5 in cluster B

SWEEPS UST S101620269
CA FID UST N/A

Relative:
Higher
Actual:
334 ft.

SWEEPS UST:
Name: INGRAM EQUIPMENT CO INC
Address: 1748 E CALDWELL
City: VISALIA
Status: Active
Comp Number: 180
Number: 9
Board Of Equalization: Not reported
Referral Date: 04-20-88
Action Date: Not reported
Created Date: 02-29-88
Owner Tank Id: 1
SWRCB Tank Id: 54-000-000180-000001
Tank Status: A
Capacity: 2000
Active Date: 04-20-88
Tank Use: M.V. FUEL
STG: P
Content: UNKNOWN
Number Of Tanks: 2

Name: INGRAM EQUIPMENT CO INC
Address: 1748 E CALDWELL
City: VISALIA
Status: Active
Comp Number: 180
Number: 9
Board Of Equalization: Not reported
Referral Date: 04-20-88
Action Date: Not reported
Created Date: 02-29-88
Owner Tank Id: 2
SWRCB Tank Id: 54-000-000180-000002
Tank Status: A
Capacity: 550
Active Date: 04-20-88
Tank Use: CHEMICAL
STG: P
Content: Not reported
Number Of Tanks: Not reported

CA FID UST:

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

INGRAM EQUIPMENT CO INC (Continued)

S101620269

Facility ID: 54000500
 Regulated By: UTNKA
 Regulated ID: Not reported
 Cortese Code: Not reported
 SIC Code: Not reported
 Facility Phone: 2097343362
 Mail To: Not reported
 Mailing Address: 1748 E CALDWELL AVE
 Mailing Address 2: Not reported
 Mailing City,St,Zip: VISALIA 93277
 Contact: Not reported
 Contact Phone: Not reported
 DUNS Number: Not reported
 NPDES Number: Not reported
 EPA ID: Not reported
 Comments: Not reported
 Status: Active

**B6
 NE
 < 1/8
 0.037 mi.
 196 ft.**

**INGRAM EQUIPMENT
 1748 E CALDWELL AVE
 VISALIA, CA 93292**

**HIST UST U001583379
 CUPA Listings N/A**

Site 4 of 5 in cluster B

**Relative:
 Higher**

HIST UST:

**Actual:
 334 ft.**

Name: INGRAM EQUIPMENT CO INC
 Address: 1748 E CALDWELL AVE
 City,State,Zip: VISALIA, CA 93277
 File Number: 0002B6F2
 URL: <http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0002B6F2.pdf>
 Region: STATE
 Facility ID: 00000015453
 Facility Type: Other
 Other Type: PUMP SALES & SERVICE
 Contact Name: Not reported
 Telephone: 2097343362
 Owner Name: INGRAM EQUIPMENT CO. INC.
 Owner Address: 1748 E. CALDWELL AVE.
 Owner City,St,Zip: VISALIA, CA 93277
 Total Tanks: 0002

Tank Num: 001
 Container Num: 2
 Year Installed: 1979
 Tank Capacity: 00001000
 Tank Used for: PRODUCT
 Type of Fuel: REGULAR
 Container Construction Thickness: Not reported
 Leak Detection: Stock Inventor

Tank Num: 002
 Container Num: 1
 Year Installed: Not reported
 Tank Capacity: 00000500
 Tank Used for: PRODUCT
 Type of Fuel: DIESEL
 Container Construction Thickness: Not reported
 Leak Detection: Stock Inventor

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

INGRAM EQUIPMENT (Continued)

U001583379

Click here for Geo Tracker PDF:

CUPA TULARE:

Name:	INGRAM EQUIPMENT
Address:	1748 E CALDWELL AVE
City,State,Zip:	VISALIA, CA 93292
CERS ID:	10608640
Facility ID:	FA1350375
APN:	126-120-021
Latitude:	36.298557949
Longitude:	-119.27279577
PE:	2223
TB Fin Fees Description:	HM - SMALL FACILITY - < 5 CHEMICALS
Current Status:	1
CD Fin billing Status Description:	Active, billable

**B7
 NE
 < 1/8
 0.037 mi.
 196 ft.**

**INGRAM EQUIPMENT SERVICE
 1748 E. CALDWELL
 VISALIA, CA 93292**

RCRA NonGen / NLR

**1027076930
 CAC003148736**

Site 5 of 5 in cluster B

**Relative:
 Higher
 Actual:
 334 ft.**

RCRA NonGen / NLR:	20211116
Date Form Received by Agency:	20211116
Handler Name:	INGRAM EQUIPMENT SERVICE
Handler Address:	1748 E. CALDWELL
Handler City,State,Zip:	VISALIA, CA 93292
EPA ID:	CAC003148736
Contact Name:	FOREST FRED
Contact Address:	1748 E. CALDWELL
Contact City,State,Zip:	VISALIA, CA 93292
Contact Telephone:	559-786-4405
Contact Fax:	Not reported
Contact Email:	HIGGINSWMC3@YAHOO.COM
Contact Title:	Not reported
EPA Region:	09
Land Type:	Not reported
Federal Waste Generator Description:	Not a generator, verified
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Not reported
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	1748 E. CALDWELL
Mailing City,State,Zip:	VISALIA, CA 93292
Owner Name:	INGRAM EQUIPMENT
Owner Type:	Other
Operator Name:	FOREST FRED
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

INGRAM EQUIPMENT SERVICE (Continued)

1027076930

Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRC Permit Baseline:	Not on the Baseline
2018 GPRC Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRC Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDs Where RCRA CA has Been Imposed Universe:	No
TSDs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSD Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20211116
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name:	INGRAM EQUIPMENT
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	1748 E. CALDWELL

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

INGRAM EQUIPMENT SERVICE (Continued)

1027076930

Owner/Operator City,State,Zip: VISALIA, CA 93292
 Owner/Operator Telephone: 559-786-4405
 Owner/Operator Telephone Ext: Not reported
 Owner/Operator Fax: Not reported
 Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator
 Owner/Operator Name: FOREST FRED
 Legal Status: Other
 Date Became Current: Not reported
 Date Ended Current: Not reported
 Owner/Operator Address: 1748 E. CALDWELL
 Owner/Operator City,State,Zip: VISALIA, CA 93292
 Owner/Operator Telephone: 559-786-4405
 Owner/Operator Telephone Ext: Not reported
 Owner/Operator Fax: Not reported
 Owner/Operator Email: Not reported

Historic Generators:
 Receive Date: 20211116
 Handler Name: INGRAM EQUIPMENT SERVICE
 Federal Waste Generator Description: Not a generator, verified
 State District Owner: Not reported
 Large Quantity Handler of Universal Waste: No
 Recognized Trader Importer: No
 Recognized Trader Exporter: No
 Spent Lead Acid Battery Importer: No
 Spent Lead Acid Battery Exporter: No
 Current Record: Yes
 Non Storage Recycler Activity: No
 Electronic Manifest Broker: No

List of NAICS Codes and Descriptions:
 NAICS Code: 56299
 NAICS Description: ALL OTHER WASTE MANAGEMENT SERVICES

Facility Has Received Notices of Violations:
 Violations: No Violations Found

Evaluation Action Summary:
 Evaluations: No Evaluations Found

C8
NNW
< 1/8
0.071 mi.
374 ft.

ATLAS WALNUT LLC
1240 E CALDWELL AVE
VISALIA, CA 93292
Site 1 of 2 in cluster C

CUPA Listings S120051001
N/A

Relative:
Lower

CUPA TULARE:
 Name: ATLAS WALNUT LLC
 Address: 1240 E CALDWELL AVE
 City,State,Zip: VISALIA, CA 93292
 CERS ID: 10608148
 Facility ID: FA1346264
 APN: 123-300-040

Actual:
332 ft.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ATLAS WALNUT LLC (Continued)

S120051001

Latitude: 36.298378117
Longitude: -119.27901086
PE: 2223
TB Fin Fees Description: HM - SMALL FACILITY - < 5 CHEMICALS
Current Status: 2
CD Fin billing Status Description: Inactive, non-billable

**C9
NNW
< 1/8
0.071 mi.
374 ft.**

**THE NAKED NUT
1240 E CALDWELL AVE
VISALIA, CA 93292**

**CUPA Listings S120052482
N/A**

Site 2 of 2 in cluster C

**Relative:
Lower
Actual:
332 ft.**

CUPA TULARE:
Name: THE NAKED NUT
Address: 1240 E CALDWELL AVE
City,State,Zip: VISALIA, CA 93292
CERS ID: Not reported
Facility ID: FA0009962
APN: Not reported
Latitude: Not reported
Longitude: Not reported
PE: 2223
TB Fin Fees Description: HM - SMALL FACILITY - < 5 CHEMICALS
Current Status: 2
CD Fin billing Status Description: Inactive, non-billable

**10
ENE
1/8-1/4
0.208 mi.
1098 ft.**

**FRANK COSTA FARM
2023 E CALDWELL AVE
VISALIA, CA 93292**

**RCRA NonGen / NLR 1024807134
CAL000272996**

**Relative:
Higher
Actual:
335 ft.**

RCRA NonGen / NLR:
Date Form Received by Agency: 20030708
Handler Name: FRANK COSTA FARM
Handler Address: 2023 E CALDWELL AVE
Handler City,State,Zip: VISALIA, CA 93292
EPA ID: CAL000272996
Contact Name: FRANK COSTA
Contact Address: 2023 E CALDWELL AVE
Contact City,State,Zip: VISALIA, CA 93292
Contact Telephone: 559-625-1605
Contact Fax: 559-625-2665
Contact Email: KARENELAINE1956@GMAIL.COM
Contact Title: Not reported
EPA Region: 09
Land Type: Not reported
Federal Waste Generator Description: Not a generator, verified
Non-Notifier: Not reported
Biennial Report Cycle: Not reported
Accessibility: Not reported
Active Site Indicator: Handler Activities
State District Owner: Not reported
State District: Not reported
Mailing Address: 2023 E CALDWELL AVE

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

FRANK COSTA FARM (Continued)

1024807134

Mailing City,State,Zip:	VISALIA, CA 93292-0000
Owner Name:	FRANK COSTA
Owner Type:	Other
Operator Name:	FRANK COSTA
Operator Type:	Other
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	Yes
Universal Waste Destination Facility:	Yes
Federal Universal Waste:	No
Active Site Fed-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site Converter Treatment storage and Disposal Facility:	Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:	Not reported
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRC Permit Baseline:	Not on the Baseline
2018 GPRC Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRC Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20180905
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

FRANK COSTA FARM (Continued)

1024807134

Recycler Activity Without Storage: No
Manifest Broker: No
Sub-Part P Indicator: No

Handler - Owner Operator:

Owner/Operator Indicator: Owner
Owner/Operator Name: FRANK COSTA
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 2023 E CALDWELL AVE
Owner/Operator City,State,Zip: VISALIA, CA 93292-0000
Owner/Operator Telephone: 559-625-1605
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator
Owner/Operator Name: FRANK COSTA
Legal Status: Other
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 2023 E CALDWELL AVE
Owner/Operator City,State,Zip: VISALIA, CA 93292
Owner/Operator Telephone: 559-625-1605
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:

Receive Date: 20030708
Handler Name: FRANK COSTA FARM
Federal Waste Generator Description: Not a generator, verified
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:

NAICS Code: 11132
NAICS Description: CITRUS (EXCEPT ORANGE) GROVES

Facility Has Received Notices of Violations:

Violations: No Violations Found

Evaluation Action Summary:

Evaluations: No Evaluations Found

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s) EDR ID Number
 EPA ID Number

11
 North
 1/4-1/2
 0.414 mi.
 2187 ft.

VISALIA, CA

PFAS S127521124
 N/A

Relative:
 Higher

Actual:
 335 ft.

PFAS:

Name:	Not reported
Address:	Not reported
City,State,Zip:	VISALIA, CA
Envirostor ID:	Not reported
Program Type:	Not reported
Status:	Not reported
Status Date:	Not reported
Enviroscreen Score:	Not reported
Site Code:	Not reported
Global ID:	W0605410016
Facility Region:	Not reported
Lead Agency:	Not reported
Case worker:	Not reported
Local Agency:	Not reported
Location Case Number:	Not reported
File Location:	Not reported
Potential Contaminants of Concern:	Not reported
Potential Media Affected:	Not reported
Site History:	Not reported
Begin Date:	Not reported
RB Case Number:	Not reported
source_type:	All PFAS Chemicals
Location ID:	CA5410016_156_156
Matrix:	Liquid
Chemical:	11CIPF3OUDS
Qualifier:	<
Value:	3
Reporting Limit:	Not reported
Detection Limit:	Not reported
Lab Notes:	Not reported
Quarterly Running Annual Average:	Not reported
Units:	NG/L
Date:	12/26/2019
Field Pt Class:	PUBW
Site Use:	Drinking Water Wells
Site Type:	DDW Well
Latitude:	36.304114
Longitude:	-119.274933
Geo Tracker URL:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=W0605410016
Name:	Not reported
Address:	Not reported
City,State,Zip:	VISALIA, CA
Envirostor ID:	Not reported
Program Type:	Not reported
Status:	Not reported
Status Date:	Not reported
Enviroscreen Score:	Not reported
Site Code:	Not reported
Global ID:	W0605410016
Facility Region:	Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

(Continued)

S127521124

Lead Agency:	Not reported
Case worker:	Not reported
Local Agency:	Not reported
Location Case Number:	Not reported
File Location:	Not reported
Potential Contaminants of Concern:	Not reported
Potential Media Affected:	Not reported
Site History:	Not reported
Begin Date:	Not reported
RB Case Number:	Not reported
source_type:	All PFAS Chemicals
Location ID:	CA5410016_156_156
Matrix:	Liquid
Chemical:	PFHXSA
Qualifier:	<
Value:	3
Reporting Limit:	Not reported
Detection Limit:	Not reported
Lab Notes:	Not reported
Quarterly Running Annual Average:	Not reported
Units:	NG/L
Date:	12/26/2019
Field Pt Class:	PUBW
Site Use:	Drinking Water Wells
Site Type:	DDW Well
Latitude:	36.304114
Longitude:	-119.274933
Geo Tracker URL:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=W0605410016
Name:	Not reported
Address:	Not reported
City,State,Zip:	VISALIA, CA
Envirostor ID:	Not reported
Program Type:	Not reported
Status:	Not reported
Status Date:	Not reported
Enviroscreen Score:	Not reported
Site Code:	Not reported
Global ID:	W0605410016
Facility Region:	Not reported
Lead Agency:	Not reported
Case worker:	Not reported
Local Agency:	Not reported
Location Case Number:	Not reported
File Location:	Not reported
Potential Contaminants of Concern:	Not reported
Potential Media Affected:	Not reported
Site History:	Not reported
Begin Date:	Not reported
RB Case Number:	Not reported
source_type:	All PFAS Chemicals
Location ID:	CA5410016_156_156
Matrix:	Liquid
Chemical:	PFHPA
Qualifier:	<

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

(Continued)

S127521124

Value: 3
Reporting Limit: Not reported
Detection Limit: Not reported
Lab Notes: Not reported
Quarterly Running Annual Average: Not reported
Units: NG/L
Date: 12/26/2019
Field Pt Class: PUBW
Site Use: Drinking Water Wells
Site Type: DDW Well
Latitude: 36.304114
Longitude: -119.274933
Geo Tracker URL: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=W0605410016

Name: Not reported
Address: Not reported
City,State,Zip: VISALIA, CA
Envirostor ID: Not reported
Program Type: Not reported
Status: Not reported
Status Date: Not reported
Enviroscreen Score: Not reported
Site Code: Not reported
Global ID: W0605410016
Facility Region: Not reported
Lead Agency: Not reported
Case worker: Not reported
Local Agency: Not reported
Location Case Number: Not reported
File Location: Not reported
Potential Contaminants of Concern: Not reported
Potential Media Affected: Not reported
Site History: Not reported

Begin Date: Not reported
RB Case Number: Not reported
source_type: All PFAS Chemicals
Location ID: CA5410016_156_156
Matrix: Liquid
Chemical: NETFOSAA
Qualifier: <
Value: 3
Reporting Limit: Not reported
Detection Limit: Not reported
Lab Notes: Not reported
Quarterly Running Annual Average: Not reported
Units: NG/L
Date: 12/26/2019
Field Pt Class: PUBW
Site Use: Drinking Water Wells
Site Type: DDW Well
Latitude: 36.304114
Longitude: -119.274933
Geo Tracker URL: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=W0605410016

Name: Not reported
Address: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

(Continued)

S127521124

City,State,Zip:	VISALIA, CA
Envirostor ID:	Not reported
Program Type:	Not reported
Status:	Not reported
Status Date:	Not reported
Enviroscreen Score:	Not reported
Site Code:	Not reported
Global ID:	W0605410016
Facility Region:	Not reported
Lead Agency:	Not reported
Case worker:	Not reported
Local Agency:	Not reported
Location Case Number:	Not reported
File Location:	Not reported
Potential Contaminants of Concern:	Not reported
Potential Media Affected:	Not reported
Site History:	Not reported
Begin Date:	Not reported
RB Case Number:	Not reported
source_type:	All PFAS Chemicals
Location ID:	CA5410016_156_156
Matrix:	Liquid
Chemical:	PFTEDA
Qualifier:	<
Value:	3
Reporting Limit:	Not reported
Detection Limit:	Not reported
Lab Notes:	Not reported
Quarterly Running Annual Average:	Not reported
Units:	NG/L
Date:	12/26/2019
Field Pt Class:	PUBW
Site Use:	Drinking Water Wells
Site Type:	DDW Well
Latitude:	36.304114
Longitude:	-119.274933
Geo Tracker URL:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=W0605410016
Name:	Not reported
Address:	Not reported
City,State,Zip:	VISALIA, CA
Envirostor ID:	Not reported
Program Type:	Not reported
Status:	Not reported
Status Date:	Not reported
Enviroscreen Score:	Not reported
Site Code:	Not reported
Global ID:	W0605410016
Facility Region:	Not reported
Lead Agency:	Not reported
Case worker:	Not reported
Local Agency:	Not reported
Location Case Number:	Not reported
File Location:	Not reported
Potential Contaminants of Concern:	Not reported
Potential Media Affected:	Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

(Continued)

S127521124

Site History:	Not reported
Begin Date:	Not reported
RB Case Number:	Not reported
source_type:	All PFAS Chemicals
Location ID:	CA5410016_156_156
Matrix:	Liquid
Chemical:	PFBSA
Qualifier:	<
Value:	3
Reporting Limit:	Not reported
Detection Limit:	Not reported
Lab Notes:	Not reported
Quarterly Running Annual Average:	Not reported
Units:	NG/L
Date:	12/26/2019
Field Pt Class:	PUBW
Site Use:	Drinking Water Wells
Site Type:	DDW Well
Latitude:	36.304114
Longitude:	-119.274933
Geo Tracker URL:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=W0605410016
Name:	Not reported
Address:	Not reported
City,State,Zip:	VISALIA, CA
Envirostor ID:	Not reported
Program Type:	Not reported
Status:	Not reported
Status Date:	Not reported
Enviroscreen Score:	Not reported
Site Code:	Not reported
Global ID:	W0605410016
Facility Region:	Not reported
Lead Agency:	Not reported
Case worker:	Not reported
Local Agency:	Not reported
Location Case Number:	Not reported
File Location:	Not reported
Potential Contaminants of Concern:	Not reported
Potential Media Affected:	Not reported
Site History:	Not reported
Begin Date:	Not reported
RB Case Number:	Not reported
source_type:	All PFAS Chemicals
Location ID:	CA5410016_156_156
Matrix:	Liquid
Chemical:	PFNDCA
Qualifier:	<
Value:	3
Reporting Limit:	Not reported
Detection Limit:	Not reported
Lab Notes:	Not reported
Quarterly Running Annual Average:	Not reported
Units:	NG/L
Date:	12/26/2019

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

(Continued)

S127521124

Field Pt Class: PUBW
Site Use: Drinking Water Wells
Site Type: DDW Well
Latitude: 36.304114
Longitude: -119.274933
Geo Tracker URL: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=W0605410016

Name: Not reported
Address: Not reported
City,State,Zip: VISALIA, CA
Envirostor ID: Not reported
Program Type: Not reported
Status: Not reported
Status Date: Not reported
Enviroscreen Score: Not reported
Site Code: Not reported
Global ID: W0605410016
Facility Region: Not reported
Lead Agency: Not reported
Case worker: Not reported
Local Agency: Not reported
Location Case Number: Not reported
File Location: Not reported
Potential Contaminants of Concern: Not reported
Potential Media Affected: Not reported
Site History: Not reported

Begin Date: Not reported
RB Case Number: Not reported
source_type: All PFAS Chemicals
Location ID: CA5410016_156_156
Matrix: Liquid
Chemical: PFHA
Qualifier: <
Value: 3
Reporting Limit: Not reported
Detection Limit: Not reported
Lab Notes: Not reported
Quarterly Running Annual Average: Not reported
Units: NG/L
Date: 12/26/2019
Field Pt Class: PUBW
Site Use: Drinking Water Wells
Site Type: DDW Well
Latitude: 36.304114
Longitude: -119.274933
Geo Tracker URL: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=W0605410016

Name: Not reported
Address: Not reported
City,State,Zip: VISALIA, CA
Envirostor ID: Not reported
Program Type: Not reported
Status: Not reported
Status Date: Not reported
Enviroscreen Score: Not reported
Site Code: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

(Continued)

S127521124

Global ID:	W0605410016
Facility Region:	Not reported
Lead Agency:	Not reported
Case worker:	Not reported
Local Agency:	Not reported
Location Case Number:	Not reported
File Location:	Not reported
Potential Contaminants of Concern:	Not reported
Potential Media Affected:	Not reported
Site History:	Not reported
Begin Date:	Not reported
RB Case Number:	Not reported
source_type:	All PFAS Chemicals
Location ID:	CA5410016_156_156
Matrix:	Liquid
Chemical:	HFFPA-DA
Qualifier:	<
Value:	3
Reporting Limit:	Not reported
Detection Limit:	Not reported
Lab Notes:	Not reported
Quarterly Running Annual Average:	Not reported
Units:	NG/L
Date:	12/26/2019
Field Pt Class:	PUBW
Site Use:	Drinking Water Wells
Site Type:	DDW Well
Latitude:	36.304114
Longitude:	-119.274933
Geo Tracker URL:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=W0605410016
Name:	Not reported
Address:	Not reported
City,State,Zip:	VISALIA, CA
Envirostor ID:	Not reported
Program Type:	Not reported
Status:	Not reported
Status Date:	Not reported
Enviroscreen Score:	Not reported
Site Code:	Not reported
Global ID:	W0605410016
Facility Region:	Not reported
Lead Agency:	Not reported
Case worker:	Not reported
Local Agency:	Not reported
Location Case Number:	Not reported
File Location:	Not reported
Potential Contaminants of Concern:	Not reported
Potential Media Affected:	Not reported
Site History:	Not reported
Begin Date:	Not reported
RB Case Number:	Not reported
source_type:	All PFAS Chemicals
Location ID:	CA5410016_156_156
Matrix:	Liquid

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

(Continued)

S127521124

Chemical: PFDOA
Qualifier: <
Value: 3
Reporting Limit: Not reported
Detection Limit: Not reported
Lab Notes: Not reported
Quarterly Running Annual Average: Not reported
Units: NG/L
Date: 12/26/2019
Field Pt Class: PUBW
Site Use: Drinking Water Wells
Site Type: DDW Well
Latitude: 36.304114
Longitude: -119.274933
Geo Tracker URL: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=W0605410016

Name: Not reported
Address: Not reported
City,State,Zip: VISALIA, CA
Envirostor ID: Not reported
Program Type: Not reported
Status: Not reported
Status Date: Not reported
Enviroscreen Score: Not reported
Site Code: Not reported
Global ID: W0605410016
Facility Region: Not reported
Lead Agency: Not reported
Case worker: Not reported
Local Agency: Not reported
Location Case Number: Not reported
File Location: Not reported
Potential Contaminants of Concern: Not reported
Potential Media Affected: Not reported
Site History: Not reported

Begin Date: Not reported
RB Case Number: Not reported
source_type: All PFAS Chemicals
Location ID: CA5410016_156_156
Matrix: Liquid
Chemical: ADONA
Qualifier: <
Value: 3
Reporting Limit: Not reported
Detection Limit: Not reported
Lab Notes: Not reported
Quarterly Running Annual Average: Not reported
Units: NG/L
Date: 12/26/2019
Field Pt Class: PUBW
Site Use: Drinking Water Wells
Site Type: DDW Well
Latitude: 36.304114
Longitude: -119.274933
Geo Tracker URL: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=W0605410016

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

(Continued)

S127521124

[Click this hyperlink](#) while viewing on your computer to access
 8 additional CA PFAS: record(s) in the EDR Site Report.

12
 East
 1/4-1/2
 0.456 mi.
 2410 ft.

**CALDWELL/LOVERS LANE EDUCATION COMPLEX
 SOUTH OF E CALDEWELL AND WEST OF S LOVERS LANE
 VISALIA, CA 93292**

**ENVIROSTOR S123133190
 N/A**

**Relative:
 Higher
 Actual:
 337 ft.**

ENVIROSTOR:
 Name: CALDWELL/LOVERS LANE EDUCATION COMPLEX
 Address: SOUTH OF E CALDEWELL AND WEST OF S LOVERS LANE
 City,State,Zip: VISALIA, CA 93292
 Facility ID: 60002712
 Status: No Further Action
 Status Date: 08/13/2019
 Site Code: 102358
 Site Type: Evaluation
 Site Type Detailed: Evaluation
 Acres: 82.09
 NPL: NO
 Regulatory Agencies: SMBRP
 Lead Agency: SMBRP
 Program Manager: Jose Luevano
 Supervisor: Jose Salcedo
 Division Branch: Northern California Schools & Santa Susana
 Assembly: , 26
 Senate: , 16
 Special Program: EPA - Target Site Investigation
 Restricted Use: NO
 Site Mgmt Req: NONE SPECIFIED
 Funding: EPA Grant
 Latitude: 36.29622
 Longitude: -119.2658
 APN: 126-130-011, 126-130-028, 126-130-029
 Past Use: AGRICULTURAL - ORCHARD, AGRICULTURAL - ROW CROPS, RESIDENTIAL AREA
 Potential COC: Arsenic Chlordane DDD DDE DDT Lead Naturally Occurring Asbestos (NOA
 Polychlorinated biphenyls (PCBs)
 Confirmed COC: 30001-NO 30004-NO 30006-NO 30007-NO 30008-NO 30013-NO 30018-NO
 31000-NO 40002-NO
 Potential Description: SOIL, UE
 Alias Name: 126-130-011
 Alias Type: APN
 Alias Name: 126-130-028
 Alias Type: APN
 Alias Name: 126-130-029
 Alias Type: APN
 Alias Name: 102358
 Alias Type: Project Code (Site Code)
 Alias Name: 60002712
 Alias Type: Envirostor ID Number
 Completed Info:
 Completed Area Name: PROJECT WIDE
 Completed Sub Area Name: Not reported
 Completed Document Type: State/Federal Funded Site Contract Fiscal Approval (CFA)
 Completed Date: 12/27/2018
 Comments: RFF revision.

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

CALDWELL/LOVERS LANE EDUCATION COMPLEX (Continued)

S123133190

Completed Area Name: PROJECT WIDE
 Completed Sub Area Name: Not reported
 Completed Document Type: State/Federal Funded Site Work Order
 Completed Date: 03/12/2019
 Comments: On Mar 12, 2019, DTSC issues start work order.

Completed Area Name: PROJECT WIDE
 Completed Sub Area Name: Not reported
 Completed Document Type: Application
 Completed Date: 09/05/2018
 Comments: On Sep 5, 2018, the TSI Grant was approved for funding under the TSI grant program.

Completed Area Name: PROJECT WIDE
 Completed Sub Area Name: Not reported
 Completed Document Type: Preliminary Endangerment Assessment Workplan
 Completed Date: 04/10/2019
 Comments: On Apr 10, 2019, DTSC approved the TSI PEA Workplan for implementation.

Completed Area Name: PROJECT WIDE
 Completed Sub Area Name: Not reported
 Completed Document Type: Preliminary Endangerment Assessment Report
 Completed Date: 08/13/2019
 Comments: Not reported

Future Area Name: Not reported
 Future Sub Area Name: Not reported
 Future Document Type: Not reported
 Future Due Date: Not reported
 Schedule Area Name: Not reported
 Schedule Sub Area Name: Not reported
 Schedule Document Type: Not reported
 Schedule Due Date: Not reported
 Schedule Revised Date: Not reported

13
 NNE
 1/2-1
 0.619 mi.
 3266 ft.

**BEBOUT AND MEYERS SITE
 K ROAD/PINKHAM STREET
 VISALIA, CA 93292**

**ENVIROSTOR S104384610
 SCH N/A**

Relative: ENVIROSTOR:
Higher Name: BEBOUT AND MEYERS SITE
Actual: Address: K ROAD/PINKHAM STREET
339 ft. City,State,Zip: VISALIA, CA 93292
 Facility ID: 54010003
 Status: No Further Action
 Status Date: 03/03/2006
 Site Code: 101249
 Site Type: School Investigation
 Site Type Detailed: School
 Acres: 31
 NPL: NO
 Regulatory Agencies: SMBRP
 Lead Agency: SMBRP
 Program Manager: Kamili Siglowide
 Supervisor: Mark Malinowski

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BEBOUT AND MEYERS SITE (Continued)

S104384610

Division Branch: Northern California Schools & Santa Susana
Assembly: 26
Senate: 16
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 36.3064
Longitude: -119.2697
APN: 126-120-005, 126-120-006
Past Use: AGRICULTURAL - ROW CROPS
Potential COC: Arsenic DDD DDE DDT
Confirmed COC: 30001-NO 30006-NO 30007-NO 30008-NO
Potential Description: SOIL
Alias Name: BEBOUT AND MEYERS SITE
Alias Type: Alternate Name
Alias Name: VISALIA USD-BEBOUT & MEYERS SITE
Alias Type: Alternate Name
Alias Name: VISALIA USD-BEBOUT & MEYERS SITE/VCA
Alias Type: Alternate Name
Alias Name: 126-120-005
Alias Type: APN
Alias Name: 126-120-006
Alias Type: APN
Alias Name: 101175
Alias Type: Project Code (Site Code)
Alias Name: 101249
Alias Type: Project Code (Site Code)
Alias Name: 54010003
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 09/07/1999
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 08/10/1999
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Standard Voluntary Agreement
Completed Date: 04/12/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 04/02/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BEBOUT AND MEYERS SITE (Continued)

S104384610

Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 02/16/2006
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 01/18/2006
Comments: PEA Approved and final letter signed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 08/24/1999
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Workplan
Completed Date: 03/18/2004
Comments: Re-evaluated Workplan due to additional information. Project awaiting district priority. Reassigned to Kamili on 9/26/03. Workplan was originally approved on 7/22/02-but additional information was received along with a Summary of PEA Results and PEA Workplan Addendum. So there is another workplan to consider for approval as of 7/30/03. On 9/13/04 the Visalia USD requested that this project not be placed on hold (document in an e-mail).

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

SCH:

Name: BEBOUT AND MEYERS SITE
Address: K ROAD/PINKHAM STREET
City,State,Zip: VISALIA, CA 93292
Facility ID: 54010003
Site Type: School Investigation
Site Type Detail: School
Site Mgmt. Req.: NONE SPECIFIED
Acres: 31
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Kamili Siglowide
Supervisor: Mark Malinowski
Division Branch: Northern California Schools & Santa Susana
Site Code: 101249
Assembly: 26

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BEBOUT AND MEYERS SITE (Continued)

S104384610

Senate: 16
Special Program Status: Not reported
Status: No Further Action
Status Date: 03/03/2006
Restricted Use: NO
Funding: School District
Latitude: 36.3064
Longitude: -119.2697
APN: 126-120-005, 126-120-006
Past Use: AGRICULTURAL - ROW CROPS
Potential COC: Arsenic, DDD, DDE, DDT
Confirmed COC: 30001-NO, 30006-NO, 30007-NO, 30008-NO
Potential Description: SOIL
Alias Name: BEBOUT AND MEYERS SITE
Alias Type: Alternate Name
Alias Name: VISALIA USD-BEBOUT & MEYERS SITE
Alias Type: Alternate Name
Alias Name: VISALIA USD-BEBOUT & MEYERS SITE/VCA
Alias Type: Alternate Name
Alias Name: 126-120-005
Alias Type: APN
Alias Name: 126-120-006
Alias Type: APN
Alias Name: 101175
Alias Type: Project Code (Site Code)
Alias Name: 101249
Alias Type: Project Code (Site Code)
Alias Name: 54010003
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 09/07/1999
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 08/10/1999
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Standard Voluntary Agreement
Completed Date: 04/12/2000
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 04/02/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BEBOUT AND MEYERS SITE (Continued)

S104384610

Completed Date: 02/16/2006
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 01/18/2006
Comments: PEA Approved and final letter signed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 08/24/1999
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Workplan
Completed Date: 03/18/2004
Comments: Re-evaluated Workplan due to additional information. Project awaiting district priority. Reassigned to Kamili on 9/26/03. Workplan was originally approved on 7/22/02-but additional information was received along with a Summary of PEA Results and PEA Workplan Addendum. So there is another workplan to consider for approval as of 7/30/03. On 9/13/04 the Visalia USD requested that this project not be placed on hold (document in an e-mail).

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

Count: 0 records.

ORPHAN SUMMARY

<u>City</u>	<u>EDR ID</u>	<u>Site Name</u>	<u>Site Address</u>	<u>Zip</u>	<u>Database(s)</u>
NO SITES FOUND					

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal NPL (Superfund) sites

NPL: National Priority List

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

Date of Government Version: 04/27/2022	Source: EPA
Date Data Arrived at EDR: 05/05/2022	Telephone: N/A
Date Made Active in Reports: 05/31/2022	Last EDR Contact: 06/01/2022
Number of Days to Update: 26	Next Scheduled EDR Contact: 07/11/2022
	Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 04/27/2022	Source: EPA
Date Data Arrived at EDR: 05/05/2022	Telephone: N/A
Date Made Active in Reports: 05/31/2022	Last EDR Contact: 06/01/2022
Number of Days to Update: 26	Next Scheduled EDR Contact: 07/11/2022
	Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

Lists of Federal Delisted NPL sites

Delisted NPL: National Priority List Deletions

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

Date of Government Version: 04/27/2022
Date Data Arrived at EDR: 05/05/2022
Date Made Active in Reports: 05/31/2022
Number of Days to Update: 26

Source: EPA
Telephone: N/A
Last EDR Contact: 06/01/2022
Next Scheduled EDR Contact: 07/11/2022
Data Release Frequency: Quarterly

Lists of Federal sites subject to CERCLA removals and CERCLA orders

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 05/25/2021
Date Data Arrived at EDR: 06/24/2021
Date Made Active in Reports: 09/20/2021
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 04/01/2022
Next Scheduled EDR Contact: 07/11/2022
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

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

Date of Government Version: 04/27/2022
Date Data Arrived at EDR: 05/05/2022
Date Made Active in Reports: 05/31/2022
Number of Days to Update: 26

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 06/01/2022
Next Scheduled EDR Contact: 07/25/2022
Data Release Frequency: Quarterly

Lists of Federal CERCLA sites with NFRAP

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

Date of Government Version: 04/27/2022	Source: EPA
Date Data Arrived at EDR: 05/05/2022	Telephone: 800-424-9346
Date Made Active in Reports: 05/31/2022	Last EDR Contact: 06/01/2022
Number of Days to Update: 26	Next Scheduled EDR Contact: 07/25/2022
	Data Release Frequency: Quarterly

Lists of Federal RCRA facilities undergoing Corrective Action

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 02/28/2022	Source: EPA
Date Data Arrived at EDR: 03/02/2022	Telephone: 800-424-9346
Date Made Active in Reports: 03/17/2022	Last EDR Contact: 04/06/2022
Number of Days to Update: 15	Next Scheduled EDR Contact: 07/04/2022
	Data Release Frequency: Quarterly

Lists of Federal RCRA TSD facilities

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

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

Date of Government Version: 02/28/2022	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/02/2022	Telephone: (415) 495-8895
Date Made Active in Reports: 03/17/2022	Last EDR Contact: 04/06/2022
Number of Days to Update: 15	Next Scheduled EDR Contact: 07/04/2022
	Data Release Frequency: Quarterly

Lists of Federal RCRA generators

RCRA-LQG: RCRA - Large Quantity Generators

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

Date of Government Version: 02/28/2022	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/02/2022	Telephone: (415) 495-8895
Date Made Active in Reports: 03/17/2022	Last EDR Contact: 04/06/2022
Number of Days to Update: 15	Next Scheduled EDR Contact: 07/04/2022
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 02/28/2022	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/02/2022	Telephone: (415) 495-8895
Date Made Active in Reports: 03/17/2022	Last EDR Contact: 04/06/2022
Number of Days to Update: 15	Next Scheduled EDR Contact: 07/04/2022
	Data Release Frequency: Quarterly

RCRA-VSQG: RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Very small quantity generators (VSQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 02/28/2022	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/02/2022	Telephone: (415) 495-8895
Date Made Active in Reports: 03/17/2022	Last EDR Contact: 04/06/2022
Number of Days to Update: 15	Next Scheduled EDR Contact: 07/04/2022
	Data Release Frequency: Quarterly

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 02/08/2022	Source: Department of the Navy
Date Data Arrived at EDR: 02/11/2022	Telephone: 843-820-7326
Date Made Active in Reports: 05/10/2022	Last EDR Contact: 05/05/2022
Number of Days to Update: 88	Next Scheduled EDR Contact: 08/22/2022
	Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 02/21/2022	Source: Environmental Protection Agency
Date Data Arrived at EDR: 02/23/2022	Telephone: 703-603-0695
Date Made Active in Reports: 05/24/2022	Last EDR Contact: 05/24/2022
Number of Days to Update: 90	Next Scheduled EDR Contact: 09/05/2022
	Data Release Frequency: Varies

US INST CONTROLS: Institutional Controls Sites List

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 02/21/2022	Source: Environmental Protection Agency
Date Data Arrived at EDR: 02/23/2022	Telephone: 703-603-0695
Date Made Active in Reports: 05/24/2022	Last EDR Contact: 05/04/2022
Number of Days to Update: 90	Next Scheduled EDR Contact: 09/05/2022
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Federal ERNS list

ERNS: Emergency Response Notification System

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

Date of Government Version: 12/31/2021

Source: National Response Center, United States Coast Guard

Date Data Arrived at EDR: 03/01/2022

Telephone: 202-267-2180

Date Made Active in Reports: 03/10/2022

Last EDR Contact: 03/22/2022

Number of Days to Update: 9

Next Scheduled EDR Contact: 07/04/2022

Data Release Frequency: Quarterly

Lists of state- and tribal (Superfund) equivalent sites

RESPONSE: State Response Sites

Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk.

Date of Government Version: 01/24/2022

Source: Department of Toxic Substances Control

Date Data Arrived at EDR: 01/25/2022

Telephone: 916-323-3400

Date Made Active in Reports: 04/13/2022

Last EDR Contact: 04/26/2022

Number of Days to Update: 78

Next Scheduled EDR Contact: 08/08/2022

Data Release Frequency: Quarterly

Lists of state- and tribal hazardous waste facilities

ENVIROSTOR: EnviroStor Database

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

Date of Government Version: 01/24/2022

Source: Department of Toxic Substances Control

Date Data Arrived at EDR: 01/25/2022

Telephone: 916-323-3400

Date Made Active in Reports: 04/13/2022

Last EDR Contact: 04/26/2022

Number of Days to Update: 78

Next Scheduled EDR Contact: 08/08/2022

Data Release Frequency: Quarterly

Lists of state and tribal landfills and solid waste disposal facilities

SWF/LF (SWIS): Solid Waste Information System

Active, Closed and Inactive Landfills. SWF/LF records typically contain an inventory of solid waste disposal facilities or landfills. These may be active or inactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 02/07/2022

Source: Department of Resources Recycling and Recovery

Date Data Arrived at EDR: 02/08/2022

Telephone: 916-341-6320

Date Made Active in Reports: 05/05/2022

Last EDR Contact: 05/09/2022

Number of Days to Update: 86

Next Scheduled EDR Contact: 08/22/2022

Data Release Frequency: Quarterly

Lists of state and tribal leaking storage tanks

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

LUST REG 6L: Leaking Underground Storage Tank Case Listing

For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/09/2003	Source: California Regional Water Quality Control Board Lahontan Region (6)
Date Data Arrived at EDR: 09/10/2003	Telephone: 530-542-5572
Date Made Active in Reports: 10/07/2003	Last EDR Contact: 09/12/2011
Number of Days to Update: 27	Next Scheduled EDR Contact: 12/26/2011
	Data Release Frequency: No Update Planned

LUST REG 9: Leaking Underground Storage Tank Report

Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 03/01/2001	Source: California Regional Water Quality Control Board San Diego Region (9)
Date Data Arrived at EDR: 04/23/2001	Telephone: 858-637-5595
Date Made Active in Reports: 05/21/2001	Last EDR Contact: 09/26/2011
Number of Days to Update: 28	Next Scheduled EDR Contact: 01/09/2012
	Data Release Frequency: No Update Planned

LUST REG 8: Leaking Underground Storage Tanks

California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/14/2005	Source: California Regional Water Quality Control Board Santa Ana Region (8)
Date Data Arrived at EDR: 02/15/2005	Telephone: 909-782-4496
Date Made Active in Reports: 03/28/2005	Last EDR Contact: 08/15/2011
Number of Days to Update: 41	Next Scheduled EDR Contact: 11/28/2011
	Data Release Frequency: No Update Planned

LUST REG 7: Leaking Underground Storage Tank Case Listing

Leaking Underground Storage Tank locations. Imperial, Riverside, San Diego, Santa Barbara counties.

Date of Government Version: 02/26/2004	Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Date Data Arrived at EDR: 02/26/2004	Telephone: 760-776-8943
Date Made Active in Reports: 03/24/2004	Last EDR Contact: 08/01/2011
Number of Days to Update: 27	Next Scheduled EDR Contact: 11/14/2011
	Data Release Frequency: No Update Planned

LUST REG 5: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Alameda, Alpine, Amador, Butte, Colusa, Contra Costa, Calveras, El Dorado, Fresno, Glenn, Kern, Kings, Lake, Lassen, Madera, Mariposa, Merced, Modoc, Napa, Nevada, Placer, Plumas, Sacramento, San Joaquin, Shasta, Solano, Stanislaus, Sutter, Tehama, Tulare, Tuolumne, Yolo, Yuba counties.

Date of Government Version: 07/01/2008	Source: California Regional Water Quality Control Board Central Valley Region (5)
Date Data Arrived at EDR: 07/22/2008	Telephone: 916-464-4834
Date Made Active in Reports: 07/31/2008	Last EDR Contact: 07/01/2011
Number of Days to Update: 9	Next Scheduled EDR Contact: 10/17/2011
	Data Release Frequency: No Update Planned

LUST REG 4: Underground Storage Tank Leak List

Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/07/2004	Source: California Regional Water Quality Control Board Los Angeles Region (4)
Date Data Arrived at EDR: 09/07/2004	Telephone: 213-576-6710
Date Made Active in Reports: 10/12/2004	Last EDR Contact: 09/06/2011
Number of Days to Update: 35	Next Scheduled EDR Contact: 12/19/2011
	Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

LUST REG 3: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Monterey, San Benito, San Luis Obispo, Santa Barbara, Santa Cruz counties.

Date of Government Version: 05/19/2003	Source: California Regional Water Quality Control Board Central Coast Region (3)
Date Data Arrived at EDR: 05/19/2003	Telephone: 805-542-4786
Date Made Active in Reports: 06/02/2003	Last EDR Contact: 07/18/2011
Number of Days to Update: 14	Next Scheduled EDR Contact: 10/31/2011
	Data Release Frequency: No Update Planned

LUST REG 2: Fuel Leak List

Leaking Underground Storage Tank locations. Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, Sonoma counties.

Date of Government Version: 09/30/2004	Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Date Data Arrived at EDR: 10/20/2004	Telephone: 510-622-2433
Date Made Active in Reports: 11/19/2004	Last EDR Contact: 09/19/2011
Number of Days to Update: 30	Next Scheduled EDR Contact: 01/02/2012
	Data Release Frequency: No Update Planned

LUST REG 1: Active Toxic Site Investigation

Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/2001	Source: California Regional Water Quality Control Board North Coast (1)
Date Data Arrived at EDR: 02/28/2001	Telephone: 707-570-3769
Date Made Active in Reports: 03/29/2001	Last EDR Contact: 08/01/2011
Number of Days to Update: 29	Next Scheduled EDR Contact: 11/14/2011
	Data Release Frequency: No Update Planned

LUST REG 6V: Leaking Underground Storage Tank Case Listing

Leaking Underground Storage Tank locations. Inyo, Kern, Los Angeles, Mono, San Bernardino counties.

Date of Government Version: 06/07/2005	Source: California Regional Water Quality Control Board Victorville Branch Office (6)
Date Data Arrived at EDR: 06/07/2005	Telephone: 760-241-7365
Date Made Active in Reports: 06/29/2005	Last EDR Contact: 09/12/2011
Number of Days to Update: 22	Next Scheduled EDR Contact: 12/26/2011
	Data Release Frequency: No Update Planned

LUST: Leaking Underground Fuel Tank Report (GEOTRACKER)

Leaking Underground Storage Tank (LUST) Sites included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 05/23/2022	Source: State Water Resources Control Board
Date Data Arrived at EDR: 05/23/2022	Telephone: see region list
Date Made Active in Reports: 05/24/2022	Last EDR Contact: 05/23/2022
Number of Days to Update: 1	Next Scheduled EDR Contact: 09/19/2022
	Data Release Frequency: Quarterly

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 10/12/2021	Source: EPA Region 7
Date Data Arrived at EDR: 11/15/2021	Telephone: 913-551-7003
Date Made Active in Reports: 02/08/2022	Last EDR Contact: 04/21/2022
Number of Days to Update: 85	Next Scheduled EDR Contact: 08/01/2022
	Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in New Mexico and Oklahoma.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/12/2021	Source: EPA Region 6
Date Data Arrived at EDR: 11/15/2021	Telephone: 214-665-6597
Date Made Active in Reports: 02/08/2022	Last EDR Contact: 04/21/2022
Number of Days to Update: 85	Next Scheduled EDR Contact: 08/01/2022
	Data Release Frequency: Varies

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 04/28/2021	Source: EPA Region 1
Date Data Arrived at EDR: 06/11/2021	Telephone: 617-918-1313
Date Made Active in Reports: 09/07/2021	Last EDR Contact: 04/21/2022
Number of Days to Update: 88	Next Scheduled EDR Contact: 08/01/2022
	Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 10/12/2021	Source: EPA Region 8
Date Data Arrived at EDR: 11/15/2021	Telephone: 303-312-6271
Date Made Active in Reports: 02/08/2022	Last EDR Contact: 04/21/2022
Number of Days to Update: 85	Next Scheduled EDR Contact: 08/01/2022
	Data Release Frequency: Varies

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 10/12/2021	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/15/2021	Telephone: 415-972-3372
Date Made Active in Reports: 02/08/2022	Last EDR Contact: 04/21/2022
Number of Days to Update: 85	Next Scheduled EDR Contact: 08/01/2022
	Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 10/12/2021	Source: EPA Region 10
Date Data Arrived at EDR: 11/15/2021	Telephone: 206-553-2857
Date Made Active in Reports: 02/08/2022	Last EDR Contact: 04/21/2022
Number of Days to Update: 85	Next Scheduled EDR Contact: 08/01/2022
	Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 05/28/2021	Source: EPA Region 4
Date Data Arrived at EDR: 06/22/2021	Telephone: 404-562-8677
Date Made Active in Reports: 09/20/2021	Last EDR Contact: 04/21/2022
Number of Days to Update: 90	Next Scheduled EDR Contact: 08/01/2022
	Data Release Frequency: Varies

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land
Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 10/12/2021	Source: EPA, Region 5
Date Data Arrived at EDR: 11/15/2021	Telephone: 312-886-7439
Date Made Active in Reports: 02/08/2022	Last EDR Contact: 04/21/2022
Number of Days to Update: 85	Next Scheduled EDR Contact: 08/01/2022
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CPS-SLIC: Statewide SLIC Cases (GEOTRACKER)

Cleanup Program Sites (CPS; also known as Site Cleanups [SC] and formerly known as Spills, Leaks, Investigations, and Cleanups [SLIC] sites) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 05/23/2022	Source: State Water Resources Control Board
Date Data Arrived at EDR: 05/23/2022	Telephone: 866-480-1028
Date Made Active in Reports: 05/24/2022	Last EDR Contact: 05/23/2022
Number of Days to Update: 1	Next Scheduled EDR Contact: 09/19/2022
	Data Release Frequency: Varies

SLIC REG 1: Active Toxic Site Investigations

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2003	Source: California Regional Water Quality Control Board, North Coast Region (1)
Date Data Arrived at EDR: 04/07/2003	Telephone: 707-576-2220
Date Made Active in Reports: 04/25/2003	Last EDR Contact: 08/01/2011
Number of Days to Update: 18	Next Scheduled EDR Contact: 11/14/2011
	Data Release Frequency: No Update Planned

SLIC REG 2: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/30/2004	Source: Regional Water Quality Control Board San Francisco Bay Region (2)
Date Data Arrived at EDR: 10/20/2004	Telephone: 510-286-0457
Date Made Active in Reports: 11/19/2004	Last EDR Contact: 09/19/2011
Number of Days to Update: 30	Next Scheduled EDR Contact: 01/02/2012
	Data Release Frequency: No Update Planned

SLIC REG 3: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/18/2006	Source: California Regional Water Quality Control Board Central Coast Region (3)
Date Data Arrived at EDR: 05/18/2006	Telephone: 805-549-3147
Date Made Active in Reports: 06/15/2006	Last EDR Contact: 07/18/2011
Number of Days to Update: 28	Next Scheduled EDR Contact: 10/31/2011
	Data Release Frequency: No Update Planned

SLIC REG 4: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/17/2004	Source: Region Water Quality Control Board Los Angeles Region (4)
Date Data Arrived at EDR: 11/18/2004	Telephone: 213-576-6600
Date Made Active in Reports: 01/04/2005	Last EDR Contact: 07/01/2011
Number of Days to Update: 47	Next Scheduled EDR Contact: 10/17/2011
	Data Release Frequency: No Update Planned

SLIC REG 5: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/01/2005	Source: Regional Water Quality Control Board Central Valley Region (5)
Date Data Arrived at EDR: 04/05/2005	Telephone: 916-464-3291
Date Made Active in Reports: 04/21/2005	Last EDR Contact: 09/12/2011
Number of Days to Update: 16	Next Scheduled EDR Contact: 12/26/2011
	Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/24/2005
Date Data Arrived at EDR: 05/25/2005
Date Made Active in Reports: 06/16/2005
Number of Days to Update: 22

Source: Regional Water Quality Control Board, Victorville Branch
Telephone: 619-241-6583
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

SLIC REG 6L: SLIC Sites

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board, Lahontan Region
Telephone: 530-542-5574
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

SLIC REG 7: SLIC List

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/24/2004
Date Data Arrived at EDR: 11/29/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 36

Source: California Regional Quality Control Board, Colorado River Basin Region
Telephone: 760-346-7491
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 8: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2008
Date Data Arrived at EDR: 04/03/2008
Date Made Active in Reports: 04/14/2008
Number of Days to Update: 11

Source: California Region Water Quality Control Board Santa Ana Region (8)
Telephone: 951-782-3298
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

SLIC REG 9: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/10/2007
Date Data Arrived at EDR: 09/11/2007
Date Made Active in Reports: 09/28/2007
Number of Days to Update: 17

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-467-2980
Last EDR Contact: 08/08/2011
Next Scheduled EDR Contact: 11/21/2011
Data Release Frequency: No Update Planned

Lists of state and tribal registered storage tanks

FEMA UST: Underground Storage Tank Listing

A listing of all FEMA owned underground storage tanks.

Date of Government Version: 10/14/2021
Date Data Arrived at EDR: 11/05/2021
Date Made Active in Reports: 02/01/2022
Number of Days to Update: 88

Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 04/04/2022
Next Scheduled EDR Contact: 07/18/2022
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

UST: Active UST Facilities

Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 03/07/2022	Source: SWRCB
Date Data Arrived at EDR: 03/08/2022	Telephone: 916-341-5851
Date Made Active in Reports: 06/02/2022	Last EDR Contact: 06/07/2022
Number of Days to Update: 86	Next Scheduled EDR Contact: 09/19/2022
	Data Release Frequency: Semi-Annually

UST CLOSURE: Proposed Closure of Underground Storage Tank (UST) Cases

UST cases that are being considered for closure by either the State Water Resources Control Board or the Executive Director have been posted for a 60-day public comment period. UST Case Closures being proposed for consideration by the State Water Resources Control Board. These are primarily UST cases that meet closure criteria under the decisional framework in State Water Board Resolution No. 92-49 and other Board orders. UST Case Closures proposed for consideration by the Executive Director pursuant to State Water Board Resolution No. 2012-0061. These are cases that meet the criteria of the Low-Threat UST Case Closure Policy. UST Case Closure Review Denials and Approved Orders.

Date of Government Version: 03/07/2022	Source: State Water Resources Control Board
Date Data Arrived at EDR: 03/08/2022	Telephone: 916-327-7844
Date Made Active in Reports: 06/03/2022	Last EDR Contact: 06/09/2022
Number of Days to Update: 87	Next Scheduled EDR Contact: 09/19/2022
	Data Release Frequency: Varies

MILITARY UST SITES: Military UST Sites (GEOTRACKER)

Military ust sites

Date of Government Version: 05/23/2022	Source: State Water Resources Control Board
Date Data Arrived at EDR: 05/23/2022	Telephone: 866-480-1028
Date Made Active in Reports: 06/02/2022	Last EDR Contact: 05/23/2022
Number of Days to Update: 10	Next Scheduled EDR Contact: 09/19/2022
	Data Release Frequency: Varies

AST: Aboveground Petroleum Storage Tank Facilities

A listing of aboveground storage tank petroleum storage tank locations.

Date of Government Version: 07/06/2016	Source: California Environmental Protection Agency
Date Data Arrived at EDR: 07/12/2016	Telephone: 916-327-5092
Date Made Active in Reports: 09/19/2016	Last EDR Contact: 06/09/2022
Number of Days to Update: 69	Next Scheduled EDR Contact: 09/26/2022
	Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 10/14/2021	Source: EPA, Region 1
Date Data Arrived at EDR: 11/15/2021	Telephone: 617-918-1313
Date Made Active in Reports: 02/08/2022	Last EDR Contact: 04/21/2022
Number of Days to Update: 85	Next Scheduled EDR Contact: 08/01/2022
	Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 04/06/2021	Source: EPA Region 5
Date Data Arrived at EDR: 06/11/2021	Telephone: 312-886-6136
Date Made Active in Reports: 09/07/2021	Last EDR Contact: 04/21/2022
Number of Days to Update: 88	Next Scheduled EDR Contact: 08/01/2022
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 10/12/2021	Source: EPA Region 6
Date Data Arrived at EDR: 11/15/2021	Telephone: 214-665-7591
Date Made Active in Reports: 02/08/2022	Last EDR Contact: 04/21/2022
Number of Days to Update: 85	Next Scheduled EDR Contact: 08/01/2022
	Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 05/28/2021	Source: EPA Region 4
Date Data Arrived at EDR: 06/22/2021	Telephone: 404-562-9424
Date Made Active in Reports: 09/20/2021	Last EDR Contact: 04/21/2022
Number of Days to Update: 90	Next Scheduled EDR Contact: 08/01/2022
	Data Release Frequency: Varies

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 10/12/2021	Source: EPA Region 7
Date Data Arrived at EDR: 11/15/2021	Telephone: 913-551-7003
Date Made Active in Reports: 02/08/2022	Last EDR Contact: 04/21/2022
Number of Days to Update: 85	Next Scheduled EDR Contact: 08/01/2022
	Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 10/12/2021	Source: EPA Region 8
Date Data Arrived at EDR: 11/15/2021	Telephone: 303-312-6137
Date Made Active in Reports: 02/08/2022	Last EDR Contact: 04/21/2022
Number of Days to Update: 85	Next Scheduled EDR Contact: 08/01/2022
	Data Release Frequency: Varies

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 10/12/2021	Source: EPA Region 9
Date Data Arrived at EDR: 11/15/2021	Telephone: 415-972-3368
Date Made Active in Reports: 02/08/2022	Last EDR Contact: 04/21/2022
Number of Days to Update: 85	Next Scheduled EDR Contact: 08/01/2022
	Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 10/12/2021	Source: EPA Region 10
Date Data Arrived at EDR: 11/15/2021	Telephone: 206-553-2857
Date Made Active in Reports: 02/08/2022	Last EDR Contact: 04/21/2022
Number of Days to Update: 85	Next Scheduled EDR Contact: 08/01/2022
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Lists of state and tribal voluntary cleanup sites

INDIAN VCP R1: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015	Source: EPA, Region 1
Date Data Arrived at EDR: 09/29/2015	Telephone: 617-918-1102
Date Made Active in Reports: 02/18/2016	Last EDR Contact: 03/16/2022
Number of Days to Update: 142	Next Scheduled EDR Contact: 07/04/2022
	Data Release Frequency: Varies

INDIAN VCP R7: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008	Source: EPA, Region 7
Date Data Arrived at EDR: 04/22/2008	Telephone: 913-551-7365
Date Made Active in Reports: 05/19/2008	Last EDR Contact: 07/08/2021
Number of Days to Update: 27	Next Scheduled EDR Contact: 07/20/2009
	Data Release Frequency: Varies

VCP: Voluntary Cleanup Program Properties

Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Date of Government Version: 01/24/2022	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 01/25/2022	Telephone: 916-323-3400
Date Made Active in Reports: 04/13/2022	Last EDR Contact: 04/26/2022
Number of Days to Update: 78	Next Scheduled EDR Contact: 08/08/2022
	Data Release Frequency: Quarterly

Lists of state and tribal brownfield sites

BROWNFIELDS: Considered Brownfields Sites Listing

A listing of sites the SWRCB considers to be Brownfields since these are sites have come to them through the MOA Process.

Date of Government Version: 12/15/2021	Source: State Water Resources Control Board
Date Data Arrived at EDR: 12/16/2021	Telephone: 916-323-7905
Date Made Active in Reports: 03/03/2022	Last EDR Contact: 03/21/2022
Number of Days to Update: 77	Next Scheduled EDR Contact: 07/04/2022
	Data Release Frequency: Quarterly

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites

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

Date of Government Version: 02/23/2022	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/10/2022	Telephone: 202-566-2777
Date Made Active in Reports: 03/10/2022	Last EDR Contact: 03/15/2022
Number of Days to Update: 0	Next Scheduled EDR Contact: 06/27/2022
	Data Release Frequency: Semi-Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT: Waste Management Unit Database

Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

Date of Government Version: 04/01/2000	Source: State Water Resources Control Board
Date Data Arrived at EDR: 04/10/2000	Telephone: 916-227-4448
Date Made Active in Reports: 05/10/2000	Last EDR Contact: 04/21/2022
Number of Days to Update: 30	Next Scheduled EDR Contact: 08/08/2022
	Data Release Frequency: No Update Planned

SWRCY: Recycler Database

A listing of recycling facilities in California.

Date of Government Version: 03/07/2022	Source: Department of Conservation
Date Data Arrived at EDR: 03/08/2022	Telephone: 916-323-3836
Date Made Active in Reports: 06/02/2022	Last EDR Contact: 06/07/2022
Number of Days to Update: 86	Next Scheduled EDR Contact: 09/19/2022
	Data Release Frequency: Quarterly

HAULERS: Registered Waste Tire Haulers Listing

A listing of registered waste tire haulers.

Date of Government Version: 02/15/2022	Source: Integrated Waste Management Board
Date Data Arrived at EDR: 02/24/2022	Telephone: 916-341-6422
Date Made Active in Reports: 05/25/2022	Last EDR Contact: 05/19/2022
Number of Days to Update: 90	Next Scheduled EDR Contact: 08/22/2022
	Data Release Frequency: Varies

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/03/2007	Telephone: 703-308-8245
Date Made Active in Reports: 01/24/2008	Last EDR Contact: 04/21/2022
Number of Days to Update: 52	Next Scheduled EDR Contact: 08/08/2022
	Data Release Frequency: Varies

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009	Source: EPA, Region 9
Date Data Arrived at EDR: 05/07/2009	Telephone: 415-947-4219
Date Made Active in Reports: 09/21/2009	Last EDR Contact: 04/14/2022
Number of Days to Update: 137	Next Scheduled EDR Contact: 08/01/2022
	Data Release Frequency: No Update Planned

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985	Source: Environmental Protection Agency
Date Data Arrived at EDR: 08/09/2004	Telephone: 800-424-9346
Date Made Active in Reports: 09/17/2004	Last EDR Contact: 06/09/2004
Number of Days to Update: 39	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

IHS OPEN DUMPS: Open Dumps on Indian Land

A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 04/01/2014	Source: Department of Health & Human Services, Indian Health Service
Date Data Arrived at EDR: 08/06/2014	Telephone: 301-443-1452
Date Made Active in Reports: 01/29/2015	Last EDR Contact: 04/28/2022
Number of Days to Update: 176	Next Scheduled EDR Contact: 08/08/2022
	Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 02/22/2022	Source: Drug Enforcement Administration
Date Data Arrived at EDR: 02/23/2022	Telephone: 202-307-1000
Date Made Active in Reports: 05/10/2022	Last EDR Contact: 05/24/2022
Number of Days to Update: 76	Next Scheduled EDR Contact: 09/05/2022
	Data Release Frequency: No Update Planned

HIST CAL-SITES: Calsites Database

The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database. No longer updated by the state agency. It has been replaced by ENVIROSTOR.

Date of Government Version: 08/08/2005	Source: Department of Toxic Substance Control
Date Data Arrived at EDR: 08/03/2006	Telephone: 916-323-3400
Date Made Active in Reports: 08/24/2006	Last EDR Contact: 02/23/2009
Number of Days to Update: 21	Next Scheduled EDR Contact: 05/25/2009
	Data Release Frequency: No Update Planned

SCH: School Property Evaluation Program

This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose.

Date of Government Version: 01/24/2022	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 01/25/2022	Telephone: 916-323-3400
Date Made Active in Reports: 04/13/2022	Last EDR Contact: 04/26/2022
Number of Days to Update: 78	Next Scheduled EDR Contact: 08/08/2022
	Data Release Frequency: Quarterly

CDL: Clandestine Drug Labs

A listing of drug lab locations. Listing of a location in this database does not indicate that any illegal drug lab materials were or were not present there, and does not constitute a determination that the location either requires or does not require additional cleanup work.

Date of Government Version: 12/31/2019	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 01/20/2021	Telephone: 916-255-6504
Date Made Active in Reports: 04/08/2021	Last EDR Contact: 05/12/2022
Number of Days to Update: 78	Next Scheduled EDR Contact: 07/18/2022
	Data Release Frequency: Varies

CERS HAZ WASTE: CERS HAZ WASTE

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, and RCRA LQ HW Generator programs.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 01/18/2022
Date Data Arrived at EDR: 01/19/2022
Date Made Active in Reports: 04/11/2022
Number of Days to Update: 82

Source: CalEPA
Telephone: 916-323-2514
Last EDR Contact: 04/19/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Quarterly

TOXIC PITS: Toxic Pits Cleanup Act Sites

Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

Date of Government Version: 07/01/1995
Date Data Arrived at EDR: 08/30/1995
Date Made Active in Reports: 09/26/1995
Number of Days to Update: 27

Source: State Water Resources Control Board
Telephone: 916-227-4364
Last EDR Contact: 01/26/2009
Next Scheduled EDR Contact: 04/27/2009
Data Release Frequency: No Update Planned

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 02/22/2022
Date Data Arrived at EDR: 02/23/2022
Date Made Active in Reports: 05/10/2022
Number of Days to Update: 76

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 05/24/2022
Next Scheduled EDR Contact: 09/05/2022
Data Release Frequency: Quarterly

AQUEOUS FOAM: Former Fire Training Facility Assessments Listing

Airports shown on this list are those believed to use Aqueous Film Forming Foam (AFFF), and certified by the Federal Aviation Administration (FAA) under Title 14, Code of Federal Regulations (CFR), Part 139 (14 CFR Part 139). This list was created by SWRCB using information available from the FAA. Location points shown are from the latitude and longitude listed on the FAA airport master record.

Date of Government Version: 02/20/2020
Date Data Arrived at EDR: 12/10/2021
Date Made Active in Reports: 02/25/2022
Number of Days to Update: 77

Source: State Water Resources Control Board
Telephone: 916-341-5455
Last EDR Contact: 06/10/2022
Next Scheduled EDR Contact: 09/19/2022
Data Release Frequency: Varies

PFAS: PFAS Contamination Site Location Listing

A listing of PFAS contaminated sites included in the GeoTracker database.

Date of Government Version: 03/07/2022
Date Data Arrived at EDR: 03/08/2022
Date Made Active in Reports: 06/02/2022
Number of Days to Update: 86

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 06/07/2022
Next Scheduled EDR Contact: 09/19/2022
Data Release Frequency: Varies

Local Lists of Registered Storage Tanks

SWEEPS UST: SWEEPS UST Listing

Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

Date of Government Version: 06/01/1994
Date Data Arrived at EDR: 07/07/2005
Date Made Active in Reports: 08/11/2005
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/03/2005
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

HIST UST: Hazardous Substance Storage Container Database

The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/1990	Source: State Water Resources Control Board
Date Data Arrived at EDR: 01/25/1991	Telephone: 916-341-5851
Date Made Active in Reports: 02/12/1991	Last EDR Contact: 07/26/2001
Number of Days to Update: 18	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

SAN FRANCISCO AST: Aboveground Storage Tank Site Listing

Aboveground storage tank sites

Date of Government Version: 02/03/2022	Source: San Francisco County Department of Public Health
Date Data Arrived at EDR: 02/04/2022	Telephone: 415-252-3896
Date Made Active in Reports: 05/02/2022	Last EDR Contact: 04/28/2022
Number of Days to Update: 87	Next Scheduled EDR Contact: 08/15/2022
	Data Release Frequency: Varies

CA FID UST: Facility Inventory Database

The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

Date of Government Version: 10/31/1994	Source: California Environmental Protection Agency
Date Data Arrived at EDR: 09/05/1995	Telephone: 916-341-5851
Date Made Active in Reports: 09/29/1995	Last EDR Contact: 12/28/1998
Number of Days to Update: 24	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

CERS TANKS: California Environmental Reporting System (CERS) Tanks

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Aboveground Petroleum Storage and Underground Storage Tank regulatory programs.

Date of Government Version: 01/18/2022	Source: California Environmental Protection Agency
Date Data Arrived at EDR: 01/19/2022	Telephone: 916-323-2514
Date Made Active in Reports: 04/11/2022	Last EDR Contact: 04/19/2022
Number of Days to Update: 82	Next Scheduled EDR Contact: 08/01/2022
	Data Release Frequency: Quarterly

Local Land Records

LIENS: Environmental Liens Listing

A listing of property locations with environmental liens for California where DTSC is a lien holder.

Date of Government Version: 02/24/2022	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 02/25/2022	Telephone: 916-323-3400
Date Made Active in Reports: 03/09/2022	Last EDR Contact: 05/25/2022
Number of Days to Update: 12	Next Scheduled EDR Contact: 09/12/2022
	Data Release Frequency: Varies

LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 04/27/2022	Source: Environmental Protection Agency
Date Data Arrived at EDR: 05/05/2022	Telephone: 202-564-6023
Date Made Active in Reports: 05/31/2022	Last EDR Contact: 06/01/2022
Number of Days to Update: 26	Next Scheduled EDR Contact: 07/11/2022
	Data Release Frequency: Semi-Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

DEED: Deed Restriction Listing

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

Date of Government Version: 02/28/2022	Source: DTSC and SWRCB
Date Data Arrived at EDR: 02/28/2022	Telephone: 916-323-3400
Date Made Active in Reports: 05/25/2022	Last EDR Contact: 05/31/2022
Number of Days to Update: 86	Next Scheduled EDR Contact: 09/12/2022
	Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 12/15/2021	Source: U.S. Department of Transportation
Date Data Arrived at EDR: 12/16/2021	Telephone: 202-366-4555
Date Made Active in Reports: 03/10/2022	Last EDR Contact: 03/21/2022
Number of Days to Update: 84	Next Scheduled EDR Contact: 07/04/2022
	Data Release Frequency: Quarterly

CHMIRS: California Hazardous Material Incident Report System

California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).

Date of Government Version: 12/31/2021	Source: Office of Emergency Services
Date Data Arrived at EDR: 01/19/2022	Telephone: 916-845-8400
Date Made Active in Reports: 04/08/2022	Last EDR Contact: 04/19/2022
Number of Days to Update: 79	Next Scheduled EDR Contact: 08/01/2022
	Data Release Frequency: Semi-Annually

LDS: Land Disposal Sites Listing (GEOTRACKER)

Land Disposal sites (Landfills) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 05/23/2022	Source: State Water Quality Control Board
Date Data Arrived at EDR: 05/23/2022	Telephone: 866-480-1028
Date Made Active in Reports: 05/24/2022	Last EDR Contact: 05/23/2022
Number of Days to Update: 1	Next Scheduled EDR Contact: 09/19/2022
	Data Release Frequency: Quarterly

MCS: Military Cleanup Sites Listing (GEOTRACKER)

Military sites (consisting of: Military UST sites; Military Privatized sites; and Military Cleanup sites [formerly known as DoD non UST]) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 05/23/2022	Source: State Water Resources Control Board
Date Data Arrived at EDR: 05/23/2022	Telephone: 866-480-1028
Date Made Active in Reports: 05/24/2022	Last EDR Contact: 05/23/2022
Number of Days to Update: 1	Next Scheduled EDR Contact: 09/19/2022
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SPILLS 90: SPILLS90 data from FirstSearch

Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 06/06/2012	Source: FirstSearch
Date Data Arrived at EDR: 01/03/2013	Telephone: N/A
Date Made Active in Reports: 02/22/2013	Last EDR Contact: 01/03/2013
Number of Days to Update: 50	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 02/28/2022	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/02/2022	Telephone: (415) 495-8895
Date Made Active in Reports: 03/17/2022	Last EDR Contact: 04/06/2022
Number of Days to Update: 15	Next Scheduled EDR Contact: 07/04/2022
	Data Release Frequency: Quarterly

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 12/01/2021	Source: U.S. Army Corps of Engineers
Date Data Arrived at EDR: 02/15/2022	Telephone: 202-528-4285
Date Made Active in Reports: 05/10/2022	Last EDR Contact: 05/17/2022
Number of Days to Update: 84	Next Scheduled EDR Contact: 08/29/2022
	Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 06/07/2021	Source: USGS
Date Data Arrived at EDR: 07/13/2021	Telephone: 888-275-8747
Date Made Active in Reports: 03/09/2022	Last EDR Contact: 04/12/2022
Number of Days to Update: 239	Next Scheduled EDR Contact: 07/25/2022
	Data Release Frequency: Varies

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 04/02/2018	Source: U.S. Geological Survey
Date Data Arrived at EDR: 04/11/2018	Telephone: 888-275-8747
Date Made Active in Reports: 11/06/2019	Last EDR Contact: 04/05/2022
Number of Days to Update: 574	Next Scheduled EDR Contact: 07/18/2022
	Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 01/01/2017
Date Data Arrived at EDR: 02/03/2017
Date Made Active in Reports: 04/07/2017
Number of Days to Update: 63

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 05/06/2022
Next Scheduled EDR Contact: 08/22/2022
Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 12/13/2021
Date Data Arrived at EDR: 12/17/2021
Date Made Active in Reports: 03/17/2022
Number of Days to Update: 90

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 03/21/2022
Next Scheduled EDR Contact: 07/04/2022
Data Release Frequency: Quarterly

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013
Date Data Arrived at EDR: 03/21/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 04/28/2022
Next Scheduled EDR Contact: 08/15/2022
Data Release Frequency: Quarterly

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 09/30/2017
Date Data Arrived at EDR: 05/08/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 73

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 05/06/2022
Next Scheduled EDR Contact: 08/15/2022
Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 06/17/2020
Date Made Active in Reports: 09/10/2020
Number of Days to Update: 85

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 03/18/2022
Next Scheduled EDR Contact: 06/27/2022
Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 08/14/2020
Date Made Active in Reports: 11/04/2020
Number of Days to Update: 82

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 05/20/2022
Next Scheduled EDR Contact: 08/29/2022
Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 01/19/2022
Date Data Arrived at EDR: 01/19/2022
Date Made Active in Reports: 04/11/2022
Number of Days to Update: 82

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 04/20/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Annually

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 04/27/2022
Date Data Arrived at EDR: 05/05/2022
Date Made Active in Reports: 05/31/2022
Number of Days to Update: 26

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 06/01/2022
Next Scheduled EDR Contact: 09/12/2022
Data Release Frequency: Annually

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 04/27/2022
Date Data Arrived at EDR: 05/04/2022
Date Made Active in Reports: 05/10/2022
Number of Days to Update: 6

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 04/18/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 01/25/2022	Source: EPA
Date Data Arrived at EDR: 02/03/2022	Telephone: 202-564-6023
Date Made Active in Reports: 02/25/2022	Last EDR Contact: 06/01/2022
Number of Days to Update: 22	Next Scheduled EDR Contact: 08/15/2022
	Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 01/20/2022	Source: EPA
Date Data Arrived at EDR: 01/20/2022	Telephone: 202-566-0500
Date Made Active in Reports: 03/25/2022	Last EDR Contact: 04/08/2022
Number of Days to Update: 64	Next Scheduled EDR Contact: 07/18/2022
	Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/23/2016	Telephone: 202-564-2501
Date Made Active in Reports: 02/10/2017	Last EDR Contact: 03/31/2022
Number of Days to Update: 79	Next Scheduled EDR Contact: 07/18/2022
	Data Release Frequency: Quarterly

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009	Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Date Data Arrived at EDR: 04/16/2009	Telephone: 202-566-1667
Date Made Active in Reports: 05/11/2009	Last EDR Contact: 08/18/2017
Number of Days to Update: 25	Next Scheduled EDR Contact: 12/04/2017
	Data Release Frequency: No Update Planned

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009	Source: EPA
Date Data Arrived at EDR: 04/16/2009	Telephone: 202-566-1667
Date Made Active in Reports: 05/11/2009	Last EDR Contact: 08/18/2017
Number of Days to Update: 25	Next Scheduled EDR Contact: 12/04/2017
	Data Release Frequency: No Update Planned

MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 07/29/2021	Source: Nuclear Regulatory Commission
Date Data Arrived at EDR: 08/24/2021	Telephone: 301-415-7169
Date Made Active in Reports: 11/19/2021	Last EDR Contact: 04/18/2022
Number of Days to Update: 87	Next Scheduled EDR Contact: 08/01/2022
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

COAL ASH DOE: Steam-Electric Plant Operation Data

A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2020	Source: Department of Energy
Date Data Arrived at EDR: 11/30/2021	Telephone: 202-586-8719
Date Made Active in Reports: 02/22/2022	Last EDR Contact: 06/02/2022
Number of Days to Update: 84	Next Scheduled EDR Contact: 09/12/2022
	Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List

A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 01/12/2017	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/05/2019	Telephone: N/A
Date Made Active in Reports: 11/11/2019	Last EDR Contact: 05/25/2022
Number of Days to Update: 251	Next Scheduled EDR Contact: 09/12/2022
	Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database

The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 09/13/2019	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/06/2019	Telephone: 202-566-0517
Date Made Active in Reports: 02/10/2020	Last EDR Contact: 05/06/2022
Number of Days to Update: 96	Next Scheduled EDR Contact: 08/15/2022
	Data Release Frequency: Varies

RADINFO: Radiation Information Database

The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 07/01/2019	Source: Environmental Protection Agency
Date Data Arrived at EDR: 07/01/2019	Telephone: 202-343-9775
Date Made Active in Reports: 09/23/2019	Last EDR Contact: 03/28/2022
Number of Days to Update: 84	Next Scheduled EDR Contact: 07/11/2022
	Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/01/2007	Telephone: 202-564-2501
Date Made Active in Reports: 04/10/2007	Last EDR Contact: 12/17/2007
Number of Days to Update: 40	Next Scheduled EDR Contact: 03/17/2008
	Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data

Department of Transportation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 01/02/2020
Date Data Arrived at EDR: 01/28/2020
Date Made Active in Reports: 04/17/2020
Number of Days to Update: 80

Source: Department of Transportation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 04/26/2022
Next Scheduled EDR Contact: 08/08/2022
Data Release Frequency: Quarterly

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 12/31/2021
Date Data Arrived at EDR: 01/14/2022
Date Made Active in Reports: 03/25/2022
Number of Days to Update: 70

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 04/04/2022
Next Scheduled EDR Contact: 07/18/2022
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 03/02/2022
Date Made Active in Reports: 03/25/2022
Number of Days to Update: 23

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 03/02/2022
Next Scheduled EDR Contact: 07/04/2022
Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 07/14/2015
Date Made Active in Reports: 01/10/2017
Number of Days to Update: 546

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 04/05/2022
Next Scheduled EDR Contact: 07/18/2022
Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 07/26/2021
Date Data Arrived at EDR: 07/27/2021
Date Made Active in Reports: 10/22/2021
Number of Days to Update: 87

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 04/28/2022
Next Scheduled EDR Contact: 08/15/2022
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 08/30/2019
Date Data Arrived at EDR: 11/15/2019
Date Made Active in Reports: 01/28/2020
Number of Days to Update: 74

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 05/16/2022
Next Scheduled EDR Contact: 08/29/2022
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 04/27/2022
Date Data Arrived at EDR: 05/05/2022
Date Made Active in Reports: 05/31/2022
Number of Days to Update: 26

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 09/01/2022
Next Scheduled EDR Contact: 07/11/2022
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931 and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 02/01/2022
Date Data Arrived at EDR: 02/23/2022
Date Made Active in Reports: 05/24/2022
Number of Days to Update: 90

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 05/25/2022
Next Scheduled EDR Contact: 09/05/2022
Data Release Frequency: Semi-Annually

MINES VIOLATIONS: MSHA Violation Assessment Data

Mines violation and assessment information. Department of Labor, Mine Safety & Health Administration.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 03/21/2022
Date Data Arrived at EDR: 03/22/2022
Date Made Active in Reports: 03/25/2022
Number of Days to Update: 3

Source: DOL, Mine Safety & Health Admi
Telephone: 202-693-9424
Last EDR Contact: 05/26/2022
Next Scheduled EDR Contact: 09/12/2022
Data Release Frequency: Quarterly

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 05/06/2020
Date Data Arrived at EDR: 05/27/2020
Date Made Active in Reports: 08/13/2020
Number of Days to Update: 78

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 05/27/2022
Next Scheduled EDR Contact: 09/05/2022
Data Release Frequency: Varies

US MINES 3: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011
Date Data Arrived at EDR: 06/08/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 97

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 05/27/2022
Next Scheduled EDR Contact: 09/05/2022
Data Release Frequency: Varies

ABANDONED MINES: Abandoned Mines

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Date of Government Version: 12/14/2021
Date Data Arrived at EDR: 12/15/2021
Date Made Active in Reports: 03/10/2022
Number of Days to Update: 85

Source: Department of Interior
Telephone: 202-208-2609
Last EDR Contact: 06/02/2022
Next Scheduled EDR Contact: 09/19/2022
Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 05/13/2022
Date Data Arrived at EDR: 05/18/2022
Date Made Active in Reports: 05/31/2022
Number of Days to Update: 13

Source: EPA
Telephone: (415) 947-8000
Last EDR Contact: 05/18/2022
Next Scheduled EDR Contact: 09/12/2022
Data Release Frequency: Quarterly

DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 05/06/2021
Date Data Arrived at EDR: 05/21/2021
Date Made Active in Reports: 08/11/2021
Number of Days to Update: 82

Source: Environmental Protection Agency
Telephone: 202-564-0527
Last EDR Contact: 05/19/2022
Next Scheduled EDR Contact: 09/05/2022
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 12/31/2020	Source: Department of Defense
Date Data Arrived at EDR: 01/11/2022	Telephone: 703-704-1564
Date Made Active in Reports: 02/14/2022	Last EDR Contact: 04/12/2022
Number of Days to Update: 34	Next Scheduled EDR Contact: 07/25/2022
	Data Release Frequency: Varies

ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 01/01/2022	Source: Environmental Protection Agency
Date Data Arrived at EDR: 01/04/2022	Telephone: 202-564-2280
Date Made Active in Reports: 01/10/2022	Last EDR Contact: 04/05/2022
Number of Days to Update: 6	Next Scheduled EDR Contact: 07/18/2022
	Data Release Frequency: Quarterly

FUELS PROGRAM: EPA Fuels Program Registered Listing

This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 02/17/2022	Source: EPA
Date Data Arrived at EDR: 02/17/2022	Telephone: 800-385-6164
Date Made Active in Reports: 05/10/2022	Last EDR Contact: 05/17/2022
Number of Days to Update: 82	Next Scheduled EDR Contact: 08/29/2022
	Data Release Frequency: Quarterly

CA BOND EXP. PLAN: Bond Expenditure Plan

Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

Date of Government Version: 01/01/1989	Source: Department of Health Services
Date Data Arrived at EDR: 07/27/1994	Telephone: 916-255-2118
Date Made Active in Reports: 08/02/1994	Last EDR Contact: 05/31/1994
Number of Days to Update: 6	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

CORTESE: "Cortese" Hazardous Waste & Substances Sites List

The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).

Date of Government Version: 12/16/2021	Source: CAL EPA/Office of Emergency Information
Date Data Arrived at EDR: 12/16/2021	Telephone: 916-323-3400
Date Made Active in Reports: 03/03/2022	Last EDR Contact: 03/21/2022
Number of Days to Update: 77	Next Scheduled EDR Contact: 07/04/2022
	Data Release Frequency: Quarterly

CUPA LIVERMORE-PLEASANTON: CUPA Facility Listing

list of facilities associated with the various CUPA programs in Livermore-Pleasanton

Date of Government Version: 12/07/2021	Source: Livermore-Pleasanton Fire Department
Date Data Arrived at EDR: 05/09/2022	Telephone: 925-454-2361
Date Made Active in Reports: 05/17/2022	Last EDR Contact: 05/09/2022
Number of Days to Update: 8	Next Scheduled EDR Contact: 08/22/2022
	Data Release Frequency: Varies

DRYCLEAN AVAQMD: Antelope Valley Air Quality Management District Drycleaner Listing

A listing of dry cleaners in the Antelope Valley Air Quality Management District.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 02/24/2022
Date Data Arrived at EDR: 02/25/2022
Date Made Active in Reports: 05/18/2022
Number of Days to Update: 82

Source: Antelope Valley Air Quality Management District
Telephone: 661-723-8070
Last EDR Contact: 05/25/2022
Next Scheduled EDR Contact: 09/12/2022
Data Release Frequency: Varies

DRYCLEANERS: Cleaner Facilities

A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaner's agents; linen supply; coin-operated laundries and cleaning; drycleaning plants, except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

Date of Government Version: 08/27/2021
Date Data Arrived at EDR: 09/01/2021
Date Made Active in Reports: 11/19/2021
Number of Days to Update: 79

Source: Department of Toxic Substance Control
Telephone: 916-327-4498
Last EDR Contact: 06/01/2022
Next Scheduled EDR Contact: 09/12/2022
Data Release Frequency: Annually

DRYCLEAN SOUTH COAST: South Coast Air Quality Management District Drycleaner Listing

A listing of dry cleaners in the South Coast Air Quality Management District

Date of Government Version: 02/17/2022
Date Data Arrived at EDR: 02/24/2022
Date Made Active in Reports: 05/18/2022
Number of Days to Update: 83

Source: South Coast Air Quality Management District
Telephone: 909-396-3211
Last EDR Contact: 05/19/2022
Next Scheduled EDR Contact: 09/05/2022
Data Release Frequency: Varies

EMI: Emissions Inventory Data

Toxics and criteria pollutant emissions data collected by the ARB and local air pollution agencies.

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 06/10/2021
Date Made Active in Reports: 08/27/2021
Number of Days to Update: 78

Source: California Air Resources Board
Telephone: 916-322-2990
Last EDR Contact: 03/18/2022
Next Scheduled EDR Contact: 06/27/2022
Data Release Frequency: Varies

ENF: Enforcement Action Listing

A listing of Water Board Enforcement Actions. Formal is everything except Oral/Verbal Communication, Notice of Violation, Expedited Payment Letter, and Staff Enforcement Letter.

Date of Government Version: 04/12/2022
Date Data Arrived at EDR: 04/19/2022
Date Made Active in Reports: 05/31/2022
Number of Days to Update: 42

Source: State Water Resources Control Board
Telephone: 916-445-9379
Last EDR Contact: 04/19/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Varies

Financial Assurance 1: Financial Assurance Information Listing

Financial Assurance information

Date of Government Version: 01/13/2022
Date Data Arrived at EDR: 01/14/2022
Date Made Active in Reports: 04/08/2022
Number of Days to Update: 84

Source: Department of Toxic Substances Control
Telephone: 916-255-3628
Last EDR Contact: 04/28/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Varies

Financial Assurance 2: Financial Assurance Information Listing

A listing of financial assurance information for solid waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 02/23/2022
Date Data Arrived at EDR: 02/24/2022
Date Made Active in Reports: 05/18/2022
Number of Days to Update: 83

Source: California Integrated Waste Management Board
Telephone: 916-341-6066
Last EDR Contact: 05/19/2022
Next Scheduled EDR Contact: 08/22/2022
Data Release Frequency: Varies

HAZNET: Facility and Manifest Data

Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method. This database begins with calendar year 1993.

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 04/15/2020
Date Made Active in Reports: 07/02/2020
Number of Days to Update: 78

Source: California Environmental Protection Agency
Telephone: 916-255-1136
Last EDR Contact: 04/08/2022
Next Scheduled EDR Contact: 07/18/2022
Data Release Frequency: Annually

ICE: ICE

Contains data pertaining to the Permitted Facilities with Inspections / Enforcements sites tracked in Envirostor.

Date of Government Version: 02/14/2022
Date Data Arrived at EDR: 02/15/2022
Date Made Active in Reports: 05/12/2022
Number of Days to Update: 86

Source: Department of Toxic Substances Control
Telephone: 877-786-9427
Last EDR Contact: 05/17/2022
Next Scheduled EDR Contact: 08/29/2022
Data Release Frequency: Quarterly

HIST CORTESE: Hazardous Waste & Substance Site List

The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES]. This listing is no longer updated by the state agency.

Date of Government Version: 04/01/2001
Date Data Arrived at EDR: 01/22/2009
Date Made Active in Reports: 04/08/2009
Number of Days to Update: 76

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/22/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

HWP: EnviroStor Permitted Facilities Listing

Detailed information on permitted hazardous waste facilities and corrective action ("cleanups") tracked in EnviroStor.

Date of Government Version: 02/14/2022
Date Data Arrived at EDR: 02/15/2022
Date Made Active in Reports: 05/12/2022
Number of Days to Update: 86

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 05/17/2022
Next Scheduled EDR Contact: 08/29/2022
Data Release Frequency: Quarterly

HWT: Registered Hazardous Waste Transporter Database

A listing of hazardous waste transporters. In California, unless specifically exempted, it is unlawful for any person to transport hazardous wastes unless the person holds a valid registration issued by DTSC. A hazardous waste transporter registration is valid for one year and is assigned a unique registration number.

Date of Government Version: 01/03/2022
Date Data Arrived at EDR: 01/04/2022
Date Made Active in Reports: 03/18/2022
Number of Days to Update: 73

Source: Department of Toxic Substances Control
Telephone: 916-440-7145
Last EDR Contact: 04/05/2022
Next Scheduled EDR Contact: 07/18/2022
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

MINES: Mines Site Location Listing

A listing of mine site locations from the Office of Mine Reclamation.

Date of Government Version: 03/07/2022	Source: Department of Conservation
Date Data Arrived at EDR: 03/08/2022	Telephone: 916-322-1080
Date Made Active in Reports: 06/01/2022	Last EDR Contact: 06/07/2022
Number of Days to Update: 85	Next Scheduled EDR Contact: 09/19/2022
	Data Release Frequency: Quarterly

MWMP: Medical Waste Management Program Listing

The Medical Waste Management Program (MWMP) ensures the proper handling and disposal of medical waste by permitting and inspecting medical waste Offsite Treatment Facilities (PDF) and Transfer Stations (PDF) throughout the state. MWMP also oversees all Medical Waste Transporters.

Date of Government Version: 02/17/2022	Source: Department of Public Health
Date Data Arrived at EDR: 02/28/2022	Telephone: 916-558-1784
Date Made Active in Reports: 05/25/2022	Last EDR Contact: 05/31/2022
Number of Days to Update: 86	Next Scheduled EDR Contact: 09/12/2022
	Data Release Frequency: Varies

NPDES: NPDES Permits Listing

A listing of NPDES permits, including stormwater.

Date of Government Version: 02/07/2022	Source: State Water Resources Control Board
Date Data Arrived at EDR: 02/08/2022	Telephone: 916-445-9379
Date Made Active in Reports: 05/05/2022	Last EDR Contact: 05/09/2022
Number of Days to Update: 86	Next Scheduled EDR Contact: 08/22/2022
	Data Release Frequency: Quarterly

PEST LIC: Pesticide Regulation Licenses Listing

A listing of licenses and certificates issued by the Department of Pesticide Regulation. The DPR issues licenses and/or certificates to: Persons and businesses that apply or sell pesticides; Pest control dealers and brokers; Persons who advise on agricultural pesticide applications.

Date of Government Version: 02/28/2022	Source: Department of Pesticide Regulation
Date Data Arrived at EDR: 02/28/2022	Telephone: 916-445-4038
Date Made Active in Reports: 05/25/2022	Last EDR Contact: 05/31/2022
Number of Days to Update: 86	Next Scheduled EDR Contact: 09/12/2022
	Data Release Frequency: Quarterly

PROC: Certified Processors Database

A listing of certified processors.

Date of Government Version: 03/07/2022	Source: Department of Conservation
Date Data Arrived at EDR: 03/08/2022	Telephone: 916-323-3836
Date Made Active in Reports: 06/02/2022	Last EDR Contact: 06/07/2022
Number of Days to Update: 86	Next Scheduled EDR Contact: 09/19/2022
	Data Release Frequency: Quarterly

NOTIFY 65: Proposition 65 Records

Listings of all Proposition 65 incidents reported to counties by the State Water Resources Control Board and the Regional Water Quality Control Board. This database is no longer updated by the reporting agency.

Date of Government Version: 03/11/2022	Source: State Water Resources Control Board
Date Data Arrived at EDR: 03/15/2022	Telephone: 916-445-3846
Date Made Active in Reports: 06/08/2022	Last EDR Contact: 06/09/2022
Number of Days to Update: 85	Next Scheduled EDR Contact: 09/26/2022
	Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

UIC: UIC Listing

A listing of wells identified as underground injection wells, in the California Oil and Gas Wells database.

Date of Government Version: 03/07/2022	Source: Department of Conservation
Date Data Arrived at EDR: 03/08/2022	Telephone: 916-445-2408
Date Made Active in Reports: 06/02/2022	Last EDR Contact: 06/07/2022
Number of Days to Update: 86	Next Scheduled EDR Contact: 09/19/2022
	Data Release Frequency: Varies

UIC GEO: Underground Injection Control Sites (GEOTRACKER)

Underground control injection sites

Date of Government Version: 05/23/2022	Source: State Water Resource Control Board
Date Data Arrived at EDR: 05/23/2022	Telephone: 866-480-1028
Date Made Active in Reports: 06/02/2022	Last EDR Contact: 05/23/2022
Number of Days to Update: 10	Next Scheduled EDR Contact: 09/19/2022
	Data Release Frequency: Varies

WASTEWATER PITS: Oil Wastewater Pits Listing

Water officials discovered that oil producers have been dumping chemical-laden wastewater into hundreds of unlined pits that are operating without proper permits. Inspections completed by the Central Valley Regional Water Quality Control Board revealed the existence of previously unidentified waste sites. The water boards review found that more than one-third of the region's active disposal pits are operating without permission.

Date of Government Version: 02/11/2021	Source: RWQCB, Central Valley Region
Date Data Arrived at EDR: 07/01/2021	Telephone: 559-445-5577
Date Made Active in Reports: 09/29/2021	Last EDR Contact: 04/08/2022
Number of Days to Update: 90	Next Scheduled EDR Contact: 07/18/2022
	Data Release Frequency: Varies

WDS: Waste Discharge System

Sites which have been issued waste discharge requirements.

Date of Government Version: 06/19/2007	Source: State Water Resources Control Board
Date Data Arrived at EDR: 06/20/2007	Telephone: 916-341-5227
Date Made Active in Reports: 06/29/2007	Last EDR Contact: 05/12/2022
Number of Days to Update: 9	Next Scheduled EDR Contact: 08/29/2022
	Data Release Frequency: No Update Planned

WIP: Well Investigation Program Case List

Well Investigation Program case in the San Gabriel and San Fernando Valley area.

Date of Government Version: 07/03/2009	Source: Los Angeles Water Quality Control Board
Date Data Arrived at EDR: 07/21/2009	Telephone: 213-576-6726
Date Made Active in Reports: 08/03/2009	Last EDR Contact: 03/16/2022
Number of Days to Update: 13	Next Scheduled EDR Contact: 07/04/2022
	Data Release Frequency: No Update Planned

MILITARY PRIV SITES: Military Privatized Sites (GEOTRACKER)

Military privatized sites

Date of Government Version: 05/23/2022	Source: State Water Resources Control Board
Date Data Arrived at EDR: 05/23/2022	Telephone: 866-480-1028
Date Made Active in Reports: 06/02/2022	Last EDR Contact: 05/23/2022
Number of Days to Update: 10	Next Scheduled EDR Contact: 09/19/2022
	Data Release Frequency: Varies

PROJECT: Project Sites (GEOTRACKER)

Projects sites

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 05/23/2022
Date Data Arrived at EDR: 05/23/2022
Date Made Active in Reports: 06/02/2022
Number of Days to Update: 10

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 05/23/2022
Next Scheduled EDR Contact: 09/19/2022
Data Release Frequency: Varies

WDR: Waste Discharge Requirements Listing

In general, the Waste Discharge Requirements (WDRs) Program (sometimes also referred to as the "Non Chapter 15 (Non 15) Program") regulates point discharges that are exempt pursuant to Subsection 20090 of Title 27 and not subject to the Federal Water Pollution Control Act. Exemptions from Title 27 may be granted for nine categories of discharges (e.g., sewage, wastewater, etc.) that meet, and continue to meet, the preconditions listed for each specific exemption. The scope of the WDRs Program also includes the discharge of wastes classified as inert, pursuant to section 20230 of Title 27.

Date of Government Version: 03/07/2022
Date Data Arrived at EDR: 03/08/2022
Date Made Active in Reports: 06/03/2022
Number of Days to Update: 87

Source: State Water Resources Control Board
Telephone: 916-341-5810
Last EDR Contact: 06/07/2022
Next Scheduled EDR Contact: 09/19/2022
Data Release Frequency: Quarterly

CIWQS: California Integrated Water Quality System

The California Integrated Water Quality System (CIWQS) is a computer system used by the State and Regional Water Quality Control Boards to track information about places of environmental interest, manage permits and other orders, track inspections, and manage violations and enforcement activities.

Date of Government Version: 02/28/2022
Date Data Arrived at EDR: 02/28/2022
Date Made Active in Reports: 05/25/2022
Number of Days to Update: 86

Source: State Water Resources Control Board
Telephone: 866-794-4977
Last EDR Contact: 05/31/2022
Next Scheduled EDR Contact: 09/12/2022
Data Release Frequency: Varies

CERS: CalEPA Regulated Site Portal Data

The CalEPA Regulated Site Portal database combines data about environmentally regulated sites and facilities in California into a single database. It combines data from a variety of state and federal databases, and provides an overview of regulated activities across the spectrum of environmental programs for any given location in California. These activities include hazardous materials and waste, state and federal cleanups, impacted ground and surface waters, and toxic materials

Date of Government Version: 01/18/2022
Date Data Arrived at EDR: 01/19/2022
Date Made Active in Reports: 04/08/2022
Number of Days to Update: 79

Source: California Environmental Protection Agency
Telephone: 916-323-2514
Last EDR Contact: 04/19/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Varies

NON-CASE INFO: Non-Case Information Sites (GEOTRACKER)

Non-Case Information sites

Date of Government Version: 05/23/2022
Date Data Arrived at EDR: 05/23/2022
Date Made Active in Reports: 06/02/2022
Number of Days to Update: 10

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 05/23/2022
Next Scheduled EDR Contact: 09/19/2022
Data Release Frequency: Varies

OTHER OIL GAS: Other Oil & Gas Projects Sites (GEOTRACKER)

Other Oil & Gas Projects sites

Date of Government Version: 05/23/2022
Date Data Arrived at EDR: 05/23/2022
Date Made Active in Reports: 06/02/2022
Number of Days to Update: 10

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 05/23/2022
Next Scheduled EDR Contact: 09/19/2022
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

PROD WATER PONDS: Produced Water Ponds Sites (GEOTRACKER)

Produced water ponds sites

Date of Government Version: 05/23/2022

Date Data Arrived at EDR: 05/23/2022

Date Made Active in Reports: 06/02/2022

Number of Days to Update: 10

Source: State Water Resources Control Board

Telephone: 866-480-1028

Last EDR Contact: 05/23/2022

Next Scheduled EDR Contact: 09/19/2022

Data Release Frequency: Varies

SAMPLING POINT: Sampling Point ? Public Sites (GEOTRACKER)

Sampling point - public sites

Date of Government Version: 05/23/2022

Date Data Arrived at EDR: 05/23/2022

Date Made Active in Reports: 06/02/2022

Number of Days to Update: 10

Source: State Water Resources Control Board

Telephone: 866-480-1028

Last EDR Contact: 05/23/2022

Next Scheduled EDR Contact: 09/19/2022

Data Release Frequency: Varies

WELL STIM PROJ: Well Stimulation Project (GEOTRACKER)

Includes areas of groundwater monitoring plans, a depiction of the monitoring network, and the facilities, boundaries, and subsurface characteristics of the oilfield and the features (oil and gas wells, produced water ponds, UIC wells, water supply wells, etc?) being monitored

Date of Government Version: 05/23/2022

Date Data Arrived at EDR: 05/23/2022

Date Made Active in Reports: 06/02/2022

Number of Days to Update: 10

Source: State Water Resources Control Board

Telephone: 866-480-1028

Last EDR Contact: 05/23/2022

Next Scheduled EDR Contact: 09/19/2022

Data Release Frequency: Varies

PCS ENF: Enforcement data

No description is available for this data

Date of Government Version: 12/31/2014

Date Data Arrived at EDR: 02/05/2015

Date Made Active in Reports: 03/06/2015

Number of Days to Update: 29

Source: EPA

Telephone: 202-564-2497

Last EDR Contact: 03/31/2022

Next Scheduled EDR Contact: 07/18/2022

Data Release Frequency: Varies

HWTS: Hazardous Waste Tracking System

DTSC maintains the Hazardous Waste Tracking System that stores ID number information since the early 1980s and manifest data since 1993. The system collects both manifest copies from the generator and destination facility.

Date of Government Version: 04/05/2022

Date Data Arrived at EDR: 04/05/2022

Date Made Active in Reports: 04/26/2022

Number of Days to Update: 21

Source: Department of Toxic Substances Control

Telephone: 916-324-2444

Last EDR Contact: 04/05/2022

Next Scheduled EDR Contact: 07/18/2022

Data Release Frequency: Varies

MINES MRDS: Mineral Resources Data System

Mineral Resources Data System

Date of Government Version: 04/06/2018

Date Data Arrived at EDR: 10/21/2019

Date Made Active in Reports: 10/24/2019

Number of Days to Update: 3

Source: USGS

Telephone: 703-648-6533

Last EDR Contact: 05/27/2022

Next Scheduled EDR Contact: 09/05/2022

Data Release Frequency: Varies

PCS: Permit Compliance System

PCS is a computerized management information system that contains data on National Pollutant Discharge Elimination System (NPDES) permit holding facilities. PCS tracks the permit, compliance, and enforcement status of NPDES facilities.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 07/14/2011
Date Data Arrived at EDR: 08/05/2011
Date Made Active in Reports: 09/29/2011
Number of Days to Update: 55

Source: EPA, Office of Water
Telephone: 202-564-2496
Last EDR Contact: 03/31/2022
Next Scheduled EDR Contact: 07/18/2022
Data Release Frequency: Semi-Annually

PCS INACTIVE: Listing of Inactive PCS Permits

An inactive permit is a facility that has shut down or is no longer discharging.

Date of Government Version: 11/05/2014
Date Data Arrived at EDR: 01/06/2015
Date Made Active in Reports: 05/06/2015
Number of Days to Update: 120

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 03/31/2022
Next Scheduled EDR Contact: 07/18/2022
Data Release Frequency: Semi-Annually

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historical Auto Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historical Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Resources Recycling and Recovery in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/13/2014
Number of Days to Update: 196

Source: Department of Resources Recycling and Recovery
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the State Water Resources Control Board in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/30/2013
Number of Days to Update: 182

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

COUNTY RECORDS

ALAMEDA COUNTY:

CS ALAMEDA: Contaminated Sites

A listing of contaminated sites overseen by the Toxic Release Program (oil and groundwater contamination from chemical releases and spills) and the Leaking Underground Storage Tank Program (soil and ground water contamination from leaking petroleum USTs).

Date of Government Version: 01/09/2019
Date Data Arrived at EDR: 01/11/2019
Date Made Active in Reports: 03/05/2019
Number of Days to Update: 53

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 03/31/2022
Next Scheduled EDR Contact: 07/18/2022
Data Release Frequency: Semi-Annually

UST ALAMEDA: Underground Tanks

Underground storage tank sites located in Alameda county.

Date of Government Version: 12/28/2021
Date Data Arrived at EDR: 12/28/2021
Date Made Active in Reports: 03/18/2022
Number of Days to Update: 80

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 04/28/2022
Next Scheduled EDR Contact: 07/18/2022
Data Release Frequency: Semi-Annually

AMADOR COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CUPA AMADOR: CUPA Facility List Cupa Facility List

Date of Government Version: 02/04/2022
Date Data Arrived at EDR: 02/04/2022
Date Made Active in Reports: 05/02/2022
Number of Days to Update: 87

Source: Amador County Environmental Health
Telephone: 209-223-6439
Last EDR Contact: 05/12/2022
Next Scheduled EDR Contact: 08/15/2022
Data Release Frequency: Varies

BUTTE COUNTY:

CUPA BUTTE: CUPA Facility Listing Cupa facility list.

Date of Government Version: 04/21/2017
Date Data Arrived at EDR: 04/25/2017
Date Made Active in Reports: 08/09/2017
Number of Days to Update: 106

Source: Public Health Department
Telephone: 530-538-7149
Last EDR Contact: 03/31/2022
Next Scheduled EDR Contact: 07/18/2022
Data Release Frequency: No Update Planned

CALVERAS COUNTY:

CUPA CALVERAS: CUPA Facility Listing Cupa Facility Listing

Date of Government Version: 03/17/2022
Date Data Arrived at EDR: 03/18/2022
Date Made Active in Reports: 06/08/2022
Number of Days to Update: 82

Source: Calveras County Environmental Health
Telephone: 209-754-6399
Last EDR Contact: 03/17/2022
Next Scheduled EDR Contact: 07/04/2022
Data Release Frequency: Quarterly

COLUSA COUNTY:

CUPA COLUSA: CUPA Facility List Cupa facility list.

Date of Government Version: 04/06/2020
Date Data Arrived at EDR: 04/23/2020
Date Made Active in Reports: 07/10/2020
Number of Days to Update: 78

Source: Health & Human Services
Telephone: 530-458-0396
Last EDR Contact: 04/28/2022
Next Scheduled EDR Contact: 08/15/2022
Data Release Frequency: Semi-Annually

CONTRA COSTA COUNTY:

SL CONTRA COSTA: Site List

List includes sites from the underground tank, hazardous waste generator and business plan/2185 programs.

Date of Government Version: 01/24/2022
Date Data Arrived at EDR: 01/25/2022
Date Made Active in Reports: 04/14/2022
Number of Days to Update: 79

Source: Contra Costa Health Services Department
Telephone: 925-646-2286
Last EDR Contact: 04/21/2022
Next Scheduled EDR Contact: 08/08/2022
Data Release Frequency: Semi-Annually

DEL NORTE COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CUPA DEL NORTE: CUPA Facility List Cupa Facility list

Date of Government Version: 01/10/2022
Date Data Arrived at EDR: 01/26/2022
Date Made Active in Reports: 04/14/2022
Number of Days to Update: 78

Source: Del Norte County Environmental Health Division
Telephone: 707-465-0426
Last EDR Contact: 05/04/2022
Next Scheduled EDR Contact: 08/08/2022
Data Release Frequency: Varies

EL DORADO COUNTY:

CUPA EL DORADO: CUPA Facility List CUPA facility list.

Date of Government Version: 02/16/2022
Date Data Arrived at EDR: 02/17/2022
Date Made Active in Reports: 05/10/2022
Number of Days to Update: 82

Source: El Dorado County Environmental Management Department
Telephone: 530-621-6623
Last EDR Contact: 06/02/2022
Next Scheduled EDR Contact: 08/08/2022
Data Release Frequency: Varies

FRESNO COUNTY:

CUPA FRESNO: CUPA Resources List

Certified Unified Program Agency. CUPA's are responsible for implementing a unified hazardous materials and hazardous waste management regulatory program. The agency provides oversight of businesses that deal with hazardous materials, operate underground storage tanks or aboveground storage tanks.

Date of Government Version: 06/28/2021
Date Data Arrived at EDR: 12/21/2021
Date Made Active in Reports: 03/03/2022
Number of Days to Update: 72

Source: Dept. of Community Health
Telephone: 559-445-3271
Last EDR Contact: 03/31/2022
Next Scheduled EDR Contact: 07/11/2022
Data Release Frequency: Semi-Annually

GLENN COUNTY:

CUPA GLENN: CUPA Facility List Cupa facility list

Date of Government Version: 01/22/2018
Date Data Arrived at EDR: 01/24/2018
Date Made Active in Reports: 03/14/2018
Number of Days to Update: 49

Source: Glenn County Air Pollution Control District
Telephone: 830-934-6500
Last EDR Contact: 04/14/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: No Update Planned

HUMBOLDT COUNTY:

CUPA HUMBOLDT: CUPA Facility List CUPA facility list.

Date of Government Version: 08/12/2021
Date Data Arrived at EDR: 08/12/2021
Date Made Active in Reports: 11/08/2021
Number of Days to Update: 88

Source: Humboldt County Environmental Health
Telephone: N/A
Last EDR Contact: 05/12/2022
Next Scheduled EDR Contact: 08/29/2022
Data Release Frequency: Semi-Annually

IMPERIAL COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CUPA IMPERIAL: CUPA Facility List Cupa facility list.

Date of Government Version: 01/13/2022
Date Data Arrived at EDR: 01/14/2022
Date Made Active in Reports: 04/06/2022
Number of Days to Update: 82

Source: San Diego Border Field Office
Telephone: 760-339-2777
Last EDR Contact: 04/18/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Varies

INYO COUNTY:

CUPA INYO: CUPA Facility List Cupa facility list.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/03/2018
Date Made Active in Reports: 06/14/2018
Number of Days to Update: 72

Source: Inyo County Environmental Health Services
Telephone: 760-878-0238
Last EDR Contact: 05/12/2022
Next Scheduled EDR Contact: 08/29/2022
Data Release Frequency: Varies

KERN COUNTY:

CUPA KERN: CUPA Facility List

A listing of sites included in the Kern County Hazardous Material Business Plan.

Date of Government Version: 02/10/2022
Date Data Arrived at EDR: 02/11/2022
Date Made Active in Reports: 05/04/2022
Number of Days to Update: 82

Source: Kern County Public Health
Telephone: 661-321-3000
Last EDR Contact: 04/28/2022
Next Scheduled EDR Contact: 08/15/2022
Data Release Frequency: Varies

UST KERN: Underground Storage Tank Sites & Tank Listing Kern County Sites and Tanks Listing.

Date of Government Version: 02/10/2022
Date Data Arrived at EDR: 02/11/2022
Date Made Active in Reports: 05/04/2022
Number of Days to Update: 82

Source: Kern County Environment Health Services Department
Telephone: 661-862-8700
Last EDR Contact: 04/28/2022
Next Scheduled EDR Contact: 08/15/2022
Data Release Frequency: Quarterly

KINGS COUNTY:

CUPA KINGS: CUPA Facility List

A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 12/03/2020
Date Data Arrived at EDR: 01/26/2021
Date Made Active in Reports: 04/14/2021
Number of Days to Update: 78

Source: Kings County Department of Public Health
Telephone: 559-584-1411
Last EDR Contact: 05/25/2022
Next Scheduled EDR Contact: 08/29/2022
Data Release Frequency: Varies

LAKE COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CUPA LAKE: CUPA Facility List Cupa facility list

Date of Government Version: 02/10/2022
Date Data Arrived at EDR: 02/11/2022
Date Made Active in Reports: 05/04/2022
Number of Days to Update: 82

Source: Lake County Environmental Health
Telephone: 707-263-1164
Last EDR Contact: 04/11/2022
Next Scheduled EDR Contact: 07/25/2022
Data Release Frequency: Varies

LASSEN COUNTY:

CUPA LASSEN: CUPA Facility List Cupa facility list

Date of Government Version: 07/31/2020
Date Data Arrived at EDR: 08/21/2020
Date Made Active in Reports: 11/09/2020
Number of Days to Update: 80

Source: Lassen County Environmental Health
Telephone: 530-251-8528
Last EDR Contact: 04/14/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Varies

LOS ANGELES COUNTY:

AOCONCERN: Key Areas of Concerns in Los Angeles County

San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office. Date of Government Version: 3/30/2009 Exide Site area is a cleanup plan of lead-impacted soil surrounding the former Exide Facility as designated by the DTSC. Date of Government Version: 7/17/2017

Date of Government Version: 03/30/2009
Date Data Arrived at EDR: 03/31/2009
Date Made Active in Reports: 10/23/2009
Number of Days to Update: 206

Source: N/A
Telephone: N/A
Last EDR Contact: 06/09/2022
Next Scheduled EDR Contact: 09/26/2022
Data Release Frequency: No Update Planned

HMS LOS ANGELES: HMS: Street Number List

Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 04/04/2022
Date Data Arrived at EDR: 04/05/2022
Date Made Active in Reports: 04/13/2022
Number of Days to Update: 8

Source: Department of Public Works
Telephone: 626-458-3517
Last EDR Contact: 04/04/2022
Next Scheduled EDR Contact: 07/18/2022
Data Release Frequency: Semi-Annually

LF LOS ANGELES: List of Solid Waste Facilities Solid Waste Facilities in Los Angeles County.

Date of Government Version: 01/10/2022
Date Data Arrived at EDR: 01/11/2022
Date Made Active in Reports: 04/04/2022
Number of Days to Update: 83

Source: La County Department of Public Works
Telephone: 818-458-5185
Last EDR Contact: 04/12/2022
Next Scheduled EDR Contact: 07/25/2022
Data Release Frequency: Varies

LF LOS ANGELES CITY: City of Los Angeles Landfills

Landfills owned and maintained by the City of Los Angeles.

Date of Government Version: 01/01/2022
Date Data Arrived at EDR: 01/21/2022
Date Made Active in Reports: 04/11/2022
Number of Days to Update: 80

Source: Engineering & Construction Division
Telephone: 213-473-7869
Last EDR Contact: 04/08/2022
Next Scheduled EDR Contact: 07/25/2022
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

LOS ANGELES AST: Active & Inactive AST Inventory

A listing of active & inactive above ground petroleum storage tank site locations, located in the City of Los Angeles.

Date of Government Version: 06/01/2019	Source: Los Angeles Fire Department
Date Data Arrived at EDR: 06/25/2019	Telephone: 213-978-3800
Date Made Active in Reports: 08/22/2019	Last EDR Contact: 03/23/2022
Number of Days to Update: 58	Next Scheduled EDR Contact: 07/04/2022
	Data Release Frequency: Varies

LOS ANGELES CO LF METHANE: Methane Producing Landfills

This data was created on April 30, 2012 to represent known disposal sites in Los Angeles County that may produce and emanate methane gas. The shapefile contains disposal sites within Los Angeles County that once accepted degradable refuse material. Information used to create this data was extracted from a landfill survey performed by County Engineers (Major Waste System Map, 1973) as well as historical records from CalRecycle, Regional Water Quality Control Board, and Los Angeles County Department of Public Health

Date of Government Version: 01/10/2022	Source: Los Angeles County Department of Public Works
Date Data Arrived at EDR: 01/12/2022	Telephone: 626-458-6973
Date Made Active in Reports: 04/04/2022	Last EDR Contact: 04/13/2022
Number of Days to Update: 82	Next Scheduled EDR Contact: 07/25/2022
	Data Release Frequency: No Update Planned

LOS ANGELES HM: Active & Inactive Hazardous Materials Inventory

A listing of active & inactive hazardous materials facility locations, located in the City of Los Angeles.

Date of Government Version: 04/19/2021	Source: Los Angeles Fire Department
Date Data Arrived at EDR: 06/17/2021	Telephone: 213-978-3800
Date Made Active in Reports: 06/28/2021	Last EDR Contact: 03/21/2022
Number of Days to Update: 11	Next Scheduled EDR Contact: 07/04/2022
	Data Release Frequency: Varies

LOS ANGELES UST: Active & Inactive UST Inventory

A listing of active & inactive underground storage tank site locations and underground storage tank historical sites, located in the City of Los Angeles.

Date of Government Version: 04/19/2021	Source: Los Angeles Fire Department
Date Data Arrived at EDR: 06/17/2021	Telephone: 213-978-3800
Date Made Active in Reports: 09/14/2021	Last EDR Contact: 03/21/2022
Number of Days to Update: 89	Next Scheduled EDR Contact: 07/04/2022
	Data Release Frequency: Varies

SITE MIT LOS ANGELES: Site Mitigation List

Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 05/26/2021	Source: Community Health Services
Date Data Arrived at EDR: 07/09/2021	Telephone: 323-890-7806
Date Made Active in Reports: 09/29/2021	Last EDR Contact: 04/14/2022
Number of Days to Update: 82	Next Scheduled EDR Contact: 07/25/2022
	Data Release Frequency: Annually

UST EL SEGUNDO: City of El Segundo Underground Storage Tank

Underground storage tank sites located in El Segundo city.

Date of Government Version: 01/21/2017	Source: City of El Segundo Fire Department
Date Data Arrived at EDR: 04/19/2017	Telephone: 310-524-2236
Date Made Active in Reports: 05/10/2017	Last EDR Contact: 04/08/2022
Number of Days to Update: 21	Next Scheduled EDR Contact: 07/25/2022
	Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

UST LONG BEACH: City of Long Beach Underground Storage Tank
Underground storage tank sites located in the city of Long Beach.

Date of Government Version: 04/22/2019	Source: City of Long Beach Fire Department
Date Data Arrived at EDR: 04/23/2019	Telephone: 562-570-2563
Date Made Active in Reports: 06/27/2019	Last EDR Contact: 04/14/2022
Number of Days to Update: 65	Next Scheduled EDR Contact: 08/01/2022
	Data Release Frequency: Varies

UST TORRANCE: City of Torrance Underground Storage Tank
Underground storage tank sites located in the city of Torrance.

Date of Government Version: 02/02/2021	Source: City of Torrance Fire Department
Date Data Arrived at EDR: 04/28/2021	Telephone: 310-618-2973
Date Made Active in Reports: 07/13/2021	Last EDR Contact: 04/18/2022
Number of Days to Update: 76	Next Scheduled EDR Contact: 08/01/2022
	Data Release Frequency: Semi-Annually

MADERA COUNTY:

CUPA MADERA: CUPA Facility List

A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 08/10/2020	Source: Madera County Environmental Health
Date Data Arrived at EDR: 08/12/2020	Telephone: 559-675-7823
Date Made Active in Reports: 10/23/2020	Last EDR Contact: 05/12/2022
Number of Days to Update: 72	Next Scheduled EDR Contact: 08/29/2022
	Data Release Frequency: Varies

MARIN COUNTY:

UST MARIN: Underground Storage Tank Sites
Currently permitted USTs in Marin County.

Date of Government Version: 09/26/2018	Source: Public Works Department Waste Management
Date Data Arrived at EDR: 10/04/2018	Telephone: 415-473-6647
Date Made Active in Reports: 11/02/2018	Last EDR Contact: 03/23/2022
Number of Days to Update: 29	Next Scheduled EDR Contact: 07/11/2022
	Data Release Frequency: Semi-Annually

MENDOCINO COUNTY:

UST MENDOCINO: Mendocino County UST Database
A listing of underground storage tank locations in Mendocino County.

Date of Government Version: 09/22/2021	Source: Department of Public Health
Date Data Arrived at EDR: 11/18/2021	Telephone: 707-463-4466
Date Made Active in Reports: 11/22/2021	Last EDR Contact: 05/19/2022
Number of Days to Update: 4	Next Scheduled EDR Contact: 09/05/2022
	Data Release Frequency: Annually

MERCED COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CUPA MERCED: CUPA Facility List CUPA facility list.

Date of Government Version: 02/15/2022
Date Data Arrived at EDR: 02/17/2022
Date Made Active in Reports: 05/11/2022
Number of Days to Update: 83

Source: Merced County Environmental Health
Telephone: 209-381-1094
Last EDR Contact: 06/09/2022
Next Scheduled EDR Contact: 08/29/2022
Data Release Frequency: Varies

MONO COUNTY:

CUPA MONO: CUPA Facility List CUPA Facility List

Date of Government Version: 02/22/2021
Date Data Arrived at EDR: 03/02/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 78

Source: Mono County Health Department
Telephone: 760-932-5580
Last EDR Contact: 05/19/2022
Next Scheduled EDR Contact: 09/05/2022
Data Release Frequency: Varies

MONTEREY COUNTY:

CUPA MONTEREY: CUPA Facility Listing CUPA Program listing from the Environmental Health Division.

Date of Government Version: 10/04/2021
Date Data Arrived at EDR: 10/06/2021
Date Made Active in Reports: 12/29/2021
Number of Days to Update: 84

Source: Monterey County Health Department
Telephone: 831-796-1297
Last EDR Contact: 04/04/2022
Next Scheduled EDR Contact: 07/11/2022
Data Release Frequency: Varies

NAPA COUNTY:

LUST NAPA: Sites With Reported Contamination A listing of leaking underground storage tank sites located in Napa county.

Date of Government Version: 01/09/2017
Date Data Arrived at EDR: 01/11/2017
Date Made Active in Reports: 03/02/2017
Number of Days to Update: 50

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 05/19/2022
Next Scheduled EDR Contact: 09/05/2022
Data Release Frequency: No Update Planned

UST NAPA: Closed and Operating Underground Storage Tank Sites Underground storage tank sites located in Napa county.

Date of Government Version: 09/05/2019
Date Data Arrived at EDR: 09/09/2019
Date Made Active in Reports: 10/31/2019
Number of Days to Update: 52

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 05/19/2022
Next Scheduled EDR Contact: 09/05/2022
Data Release Frequency: No Update Planned

NEVADA COUNTY:

CUPA NEVADA: CUPA Facility List CUPA facility list.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 01/25/2022
Date Data Arrived at EDR: 01/26/2022
Date Made Active in Reports: 04/14/2022
Number of Days to Update: 78

Source: Community Development Agency
Telephone: 530-265-1467
Last EDR Contact: 04/21/2022
Next Scheduled EDR Contact: 08/08/2022
Data Release Frequency: Varies

ORANGE COUNTY:

IND_SITE ORANGE: List of Industrial Site Cleanups
Petroleum and non-petroleum spills.

Date of Government Version: 01/14/2022
Date Data Arrived at EDR: 02/03/2022
Date Made Active in Reports: 04/14/2022
Number of Days to Update: 70

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 05/02/2022
Next Scheduled EDR Contact: 08/15/2022
Data Release Frequency: Annually

LUST ORANGE: List of Underground Storage Tank Cleanups
Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 01/14/2022
Date Data Arrived at EDR: 02/04/2022
Date Made Active in Reports: 05/02/2022
Number of Days to Update: 87

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 05/02/2022
Next Scheduled EDR Contact: 08/15/2022
Data Release Frequency: Quarterly

UST ORANGE: List of Underground Storage Tank Facilities
Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 01/14/2022
Date Data Arrived at EDR: 02/01/2022
Date Made Active in Reports: 04/18/2022
Number of Days to Update: 76

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 05/03/2022
Next Scheduled EDR Contact: 08/15/2022
Data Release Frequency: Quarterly

PLACER COUNTY:

MS PLACER: Master List of Facilities
List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 05/25/2022
Date Data Arrived at EDR: 05/26/2022
Date Made Active in Reports: 06/01/2022
Number of Days to Update: 6

Source: Placer County Health and Human Services
Telephone: 530-745-2363
Last EDR Contact: 05/25/2022
Next Scheduled EDR Contact: 09/12/2022
Data Release Frequency: Semi-Annually

PLUMAS COUNTY:

CUPA PLUMAS: CUPA Facility List
Plumas County CUPA Program facilities.

Date of Government Version: 03/31/2019
Date Data Arrived at EDR: 04/23/2019
Date Made Active in Reports: 06/26/2019
Number of Days to Update: 64

Source: Plumas County Environmental Health
Telephone: 530-283-6355
Last EDR Contact: 04/14/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Varies

RIVERSIDE COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

LUST RIVERSIDE: Listing of Underground Tank Cleanup Sites

Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 03/31/2022
Date Data Arrived at EDR: 03/31/2022
Date Made Active in Reports: 04/08/2022
Number of Days to Update: 8

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 06/09/2022
Next Scheduled EDR Contact: 09/26/2022
Data Release Frequency: Quarterly

UST RIVERSIDE: Underground Storage Tank Tank List

Underground storage tank sites located in Riverside county.

Date of Government Version: 03/31/2022
Date Data Arrived at EDR: 03/31/2022
Date Made Active in Reports: 04/08/2022
Number of Days to Update: 8

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 06/09/2022
Next Scheduled EDR Contact: 09/26/2022
Data Release Frequency: Quarterly

SACRAMENTO COUNTY:

CS SACRAMENTO: Toxic Site Clean-Up List

List of sites where unauthorized releases of potentially hazardous materials have occurred.

Date of Government Version: 06/18/2021
Date Data Arrived at EDR: 09/28/2021
Date Made Active in Reports: 12/14/2021
Number of Days to Update: 77

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 03/31/2022
Next Scheduled EDR Contact: 07/11/2022
Data Release Frequency: Quarterly

ML SACRAMENTO: Master Hazardous Materials Facility List

Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 08/02/2021
Date Data Arrived at EDR: 08/04/2021
Date Made Active in Reports: 11/02/2021
Number of Days to Update: 90

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 03/31/2022
Next Scheduled EDR Contact: 07/11/2022
Data Release Frequency: Quarterly

SAN BENITO COUNTY:

CUPA SAN BENITO: CUPA Facility List

Cupa facility list

Date of Government Version: 04/29/2022
Date Data Arrived at EDR: 04/29/2022
Date Made Active in Reports: 05/05/2022
Number of Days to Update: 6

Source: San Benito County Environmental Health
Telephone: N/A
Last EDR Contact: 04/28/2022
Next Scheduled EDR Contact: 08/15/2022
Data Release Frequency: Varies

SAN BERNARDINO COUNTY:

PERMITS SAN BERNARDINO: Hazardous Material Permits

This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 05/12/2022
Date Data Arrived at EDR: 05/12/2022
Date Made Active in Reports: 05/18/2022
Number of Days to Update: 6

Source: San Bernardino County Fire Department Hazardous Materials Division
Telephone: 909-387-3041
Last EDR Contact: 04/28/2022
Next Scheduled EDR Contact: 08/15/2022
Data Release Frequency: Quarterly

SAN DIEGO COUNTY:

HMMD SAN DIEGO: Hazardous Materials Management Division Database

The database includes: HE58 - This report contains the business name, site address, business phone number, establishment 'H' permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

Date of Government Version: 02/28/2022
Date Data Arrived at EDR: 02/28/2022
Date Made Active in Reports: 05/25/2022
Number of Days to Update: 86

Source: Hazardous Materials Management Division
Telephone: 619-338-2268
Last EDR Contact: 05/31/2022
Next Scheduled EDR Contact: 09/12/2022
Data Release Frequency: Quarterly

LF SAN DIEGO: Solid Waste Facilities

San Diego County Solid Waste Facilities.

Date of Government Version: 10/27/2021
Date Data Arrived at EDR: 03/04/2022
Date Made Active in Reports: 05/31/2022
Number of Days to Update: 88

Source: Department of Health Services
Telephone: 619-338-2209
Last EDR Contact: 04/14/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Varies

SAN DIEGO CO LOP: Local Oversight Program Listing

A listing of all LOP release sites that are or were under the County of San Diego's jurisdiction. Included are closed or transferred cases, open cases, and cases that did not have a case type indicated. The cases without a case type are mostly complaints; however, some of them could be LOP cases.

Date of Government Version: 07/22/2021
Date Data Arrived at EDR: 10/19/2021
Date Made Active in Reports: 01/13/2022
Number of Days to Update: 86

Source: Department of Environmental Health
Telephone: 858-505-6874
Last EDR Contact: 04/18/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Varies

SAN DIEGO CO SAM: Environmental Case Listing

The listing contains all underground tank release cases and projects pertaining to properties contaminated with hazardous substances that are actively under review by the Site Assessment and Mitigation Program.

Date of Government Version: 03/23/2010
Date Data Arrived at EDR: 06/15/2010
Date Made Active in Reports: 07/09/2010
Number of Days to Update: 24

Source: San Diego County Department of Environmental Health
Telephone: 619-338-2371
Last EDR Contact: 05/25/2022
Next Scheduled EDR Contact: 09/12/2022
Data Release Frequency: No Update Planned

SAN FRANCISCO COUNTY:

CUPA SAN FRANCISCO CO: CUPA Facility Listing Cupa facilities

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 02/03/2022
Date Data Arrived at EDR: 02/04/2022
Date Made Active in Reports: 02/11/2022
Number of Days to Update: 7

Source: San Francisco County Department of Environmental Health
Telephone: 415-252-3896
Last EDR Contact: 04/28/2022
Next Scheduled EDR Contact: 08/15/2022
Data Release Frequency: Varies

LUST SAN FRANCISCO: Local Oversight Facilities

A listing of leaking underground storage tank sites located in San Francisco county.

Date of Government Version: 09/19/2008
Date Data Arrived at EDR: 09/19/2008
Date Made Active in Reports: 09/29/2008
Number of Days to Update: 10

Source: Department Of Public Health San Francisco County
Telephone: 415-252-3920
Last EDR Contact: 04/28/2022
Next Scheduled EDR Contact: 08/15/2022
Data Release Frequency: No Update Planned

UST SAN FRANCISCO: Underground Storage Tank Information

Underground storage tank sites located in San Francisco county.

Date of Government Version: 02/03/2022
Date Data Arrived at EDR: 02/04/2022
Date Made Active in Reports: 05/02/2022
Number of Days to Update: 87

Source: Department of Public Health
Telephone: 415-252-3920
Last EDR Contact: 04/28/2022
Next Scheduled EDR Contact: 08/15/2022
Data Release Frequency: Quarterly

SAN FRANCISCO COUNTY:

SAN FRANCISCO MAHER: Maher Ordinance Property Listing

a listing of properties that fall within a Maher Ordinance, for all of San Francisco

Date of Government Version: 01/18/2022
Date Data Arrived at EDR: 01/20/2022
Date Made Active in Reports: 04/27/2022
Number of Days to Update: 97

Source: San Francisco Planning
Telephone: 628-652-7483
Last EDR Contact: 05/06/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Varies

SAN JOAQUIN COUNTY:

UST SAN JOAQUIN: San Joaquin Co. UST

A listing of underground storage tank locations in San Joaquin county.

Date of Government Version: 06/22/2018
Date Data Arrived at EDR: 06/26/2018
Date Made Active in Reports: 07/11/2018
Number of Days to Update: 15

Source: Environmental Health Department
Telephone: N/A
Last EDR Contact: 06/09/2022
Next Scheduled EDR Contact: 09/26/2022
Data Release Frequency: Semi-Annually

SAN LUIS OBISPO COUNTY:

CUPA SAN LUIS OBISPO: CUPA Facility List Cupa Facility List.

Date of Government Version: 02/15/2022
Date Data Arrived at EDR: 02/16/2022
Date Made Active in Reports: 05/13/2022
Number of Days to Update: 86

Source: San Luis Obispo County Public Health Department
Telephone: 805-781-5596
Last EDR Contact: 05/12/2022
Next Scheduled EDR Contact: 08/29/2022
Data Release Frequency: Varies

SAN MATEO COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

BI SAN MATEO: Business Inventory

List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 02/20/2020
Date Data Arrived at EDR: 02/20/2020
Date Made Active in Reports: 04/24/2020
Number of Days to Update: 64

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 06/10/2022
Next Scheduled EDR Contact: 09/19/2022
Data Release Frequency: Annually

LUST SAN MATEO: Fuel Leak List

A listing of leaking underground storage tank sites located in San Mateo county.

Date of Government Version: 03/29/2019
Date Data Arrived at EDR: 03/29/2019
Date Made Active in Reports: 05/29/2019
Number of Days to Update: 61

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 06/02/2022
Next Scheduled EDR Contact: 09/19/2022
Data Release Frequency: Semi-Annually

SANTA BARBARA COUNTY:

CUPA SANTA BARBARA: CUPA Facility Listing

CUPA Program Listing from the Environmental Health Services division.

Date of Government Version: 09/08/2011
Date Data Arrived at EDR: 09/09/2011
Date Made Active in Reports: 10/07/2011
Number of Days to Update: 28

Source: Santa Barbara County Public Health Department
Telephone: 805-686-8167
Last EDR Contact: 05/12/2022
Next Scheduled EDR Contact: 08/29/2022
Data Release Frequency: No Update Planned

SANTA CLARA COUNTY:

CUPA SANTA CLARA: Cupa Facility List

Cupa facility list

Date of Government Version: 02/14/2022
Date Data Arrived at EDR: 02/16/2022
Date Made Active in Reports: 05/12/2022
Number of Days to Update: 85

Source: Department of Environmental Health
Telephone: 408-918-1973
Last EDR Contact: 05/12/2022
Next Scheduled EDR Contact: 08/29/2022
Data Release Frequency: Varies

HIST LUST SANTA CLARA: HIST LUST - Fuel Leak Site Activity Report

A listing of open and closed leaking underground storage tanks. This listing is no longer updated by the county. Leaking underground storage tanks are now handled by the Department of Environmental Health.

Date of Government Version: 03/29/2005
Date Data Arrived at EDR: 03/30/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 22

Source: Santa Clara Valley Water District
Telephone: 408-265-2600
Last EDR Contact: 03/23/2009
Next Scheduled EDR Contact: 06/22/2009
Data Release Frequency: No Update Planned

LUST SANTA CLARA: LOP Listing

A listing of leaking underground storage tanks located in Santa Clara county.

Date of Government Version: 03/03/2014
Date Data Arrived at EDR: 03/05/2014
Date Made Active in Reports: 03/18/2014
Number of Days to Update: 13

Source: Department of Environmental Health
Telephone: 408-918-3417
Last EDR Contact: 05/19/2022
Next Scheduled EDR Contact: 09/05/2022
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SAN JOSE HAZMAT: Hazardous Material Facilities

Hazardous material facilities, including underground storage tank sites.

Date of Government Version: 11/03/2020
Date Data Arrived at EDR: 11/05/2020
Date Made Active in Reports: 01/26/2021
Number of Days to Update: 82

Source: City of San Jose Fire Department
Telephone: 408-535-7694
Last EDR Contact: 04/28/2022
Next Scheduled EDR Contact: 08/15/2022
Data Release Frequency: Annually

SANTA CRUZ COUNTY:

CUPA SANTA CRUZ: CUPA Facility List CUPA facility listing.

Date of Government Version: 01/21/2017
Date Data Arrived at EDR: 02/22/2017
Date Made Active in Reports: 05/23/2017
Number of Days to Update: 90

Source: Santa Cruz County Environmental Health
Telephone: 831-464-2761
Last EDR Contact: 05/12/2022
Next Scheduled EDR Contact: 08/29/2022
Data Release Frequency: Varies

SHASTA COUNTY:

CUPA SHASTA: CUPA Facility List Cupa Facility List.

Date of Government Version: 06/15/2017
Date Data Arrived at EDR: 06/19/2017
Date Made Active in Reports: 08/09/2017
Number of Days to Update: 51

Source: Shasta County Department of Resource Management
Telephone: 530-225-5789
Last EDR Contact: 05/12/2022
Next Scheduled EDR Contact: 08/29/2022
Data Release Frequency: Varies

SOLANO COUNTY:

LUST SOLANO: Leaking Underground Storage Tanks

A listing of leaking underground storage tank sites located in Solano county.

Date of Government Version: 06/04/2019
Date Data Arrived at EDR: 06/06/2019
Date Made Active in Reports: 08/13/2019
Number of Days to Update: 68

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 05/25/2022
Next Scheduled EDR Contact: 09/12/2022
Data Release Frequency: Quarterly

UST SOLANO: Underground Storage Tanks

Underground storage tank sites located in Solano county.

Date of Government Version: 09/15/2021
Date Data Arrived at EDR: 09/16/2021
Date Made Active in Reports: 12/09/2021
Number of Days to Update: 84

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 05/25/2022
Next Scheduled EDR Contact: 09/12/2022
Data Release Frequency: Quarterly

SONOMA COUNTY:

CUPA SONOMA: Cupa Facility List Cupa Facility list

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 07/02/2021
Date Data Arrived at EDR: 07/06/2021
Date Made Active in Reports: 07/14/2021
Number of Days to Update: 8

Source: County of Sonoma Fire & Emergency Services Department
Telephone: 707-565-1174
Last EDR Contact: 03/16/2022
Next Scheduled EDR Contact: 07/04/2022
Data Release Frequency: Varies

LUST SONOMA: Leaking Underground Storage Tank Sites

A listing of leaking underground storage tank sites located in Sonoma county.

Date of Government Version: 06/30/2021
Date Data Arrived at EDR: 06/30/2021
Date Made Active in Reports: 09/24/2021
Number of Days to Update: 86

Source: Department of Health Services
Telephone: 707-565-6565
Last EDR Contact: 03/16/2022
Next Scheduled EDR Contact: 07/04/2022
Data Release Frequency: Quarterly

STANISLAUS COUNTY:

CUPA STANISLAUS: CUPA Facility List

Cupa facility list

Date of Government Version: 02/08/2022
Date Data Arrived at EDR: 02/10/2022
Date Made Active in Reports: 05/04/2022
Number of Days to Update: 83

Source: Stanislaus County Department of Environmental Protection
Telephone: 209-525-6751
Last EDR Contact: 04/11/2022
Next Scheduled EDR Contact: 07/25/2022
Data Release Frequency: Varies

SUTTER COUNTY:

UST SUTTER: Underground Storage Tanks

Underground storage tank sites located in Sutter county.

Date of Government Version: 11/23/2021
Date Data Arrived at EDR: 11/29/2021
Date Made Active in Reports: 02/11/2022
Number of Days to Update: 74

Source: Sutter County Environmental Health Services
Telephone: 530-822-7500
Last EDR Contact: 05/25/2022
Next Scheduled EDR Contact: 09/12/2022
Data Release Frequency: Semi-Annually

TEHAMA COUNTY:

CUPA TEHAMA: CUPA Facility List

Cupa facilities

Date of Government Version: 01/13/2021
Date Data Arrived at EDR: 01/14/2021
Date Made Active in Reports: 04/06/2021
Number of Days to Update: 82

Source: Tehama County Department of Environmental Health
Telephone: 530-527-8020
Last EDR Contact: 04/28/2022
Next Scheduled EDR Contact: 08/15/2022
Data Release Frequency: Varies

TRINITY COUNTY:

CUPA TRINITY: CUPA Facility List

Cupa facility list

Date of Government Version: 01/13/2022
Date Data Arrived at EDR: 01/14/2022
Date Made Active in Reports: 04/06/2022
Number of Days to Update: 82

Source: Department of Toxic Substances Control
Telephone: 760-352-0381
Last EDR Contact: 04/18/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Varies

TULARE COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CUPA TULARE: CUPA Facility List Cupa program facilities

Date of Government Version: 04/26/2021
Date Data Arrived at EDR: 04/28/2021
Date Made Active in Reports: 07/13/2021
Number of Days to Update: 76

Source: Tulare County Environmental Health Services Division
Telephone: 559-624-7400
Last EDR Contact: 04/14/2022
Next Scheduled EDR Contact: 08/15/2022
Data Release Frequency: Varies

TUOLUMNE COUNTY:

CUPA TUOLUMNE: CUPA Facility List Cupa facility list

Date of Government Version: 04/23/2018
Date Data Arrived at EDR: 04/25/2018
Date Made Active in Reports: 06/25/2018
Number of Days to Update: 61

Source: Divison of Environmental Health
Telephone: 209-533-5633
Last EDR Contact: 04/14/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Varies

VENTURA COUNTY:

BWT VENTURA: Business Plan, Hazardous Waste Producers, and Operating Underground Tanks The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

Date of Government Version: 12/27/2021
Date Data Arrived at EDR: 01/20/2022
Date Made Active in Reports: 04/08/2022
Number of Days to Update: 78

Source: Ventura County Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 04/18/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Quarterly

LF VENTURA: Inventory of Illegal Abandoned and Inactive Sites Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 12/01/2011
Date Data Arrived at EDR: 12/01/2011
Date Made Active in Reports: 01/19/2012
Number of Days to Update: 49

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 03/23/2022
Next Scheduled EDR Contact: 07/11/2022
Data Release Frequency: No Update Planned

LUST VENTURA: Listing of Underground Tank Cleanup Sites Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 05/29/2008
Date Data Arrived at EDR: 06/24/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 37

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 05/04/2022
Next Scheduled EDR Contact: 08/22/2022
Data Release Frequency: No Update Planned

MED WASTE VENTURA: Medical Waste Program List

To protect public health and safety and the environment from potential exposure to disease causing agents, the Environmental Health Division Medical Waste Program regulates the generation, handling, storage, treatment and disposal of medical waste throughout the County.

Date of Government Version: 12/27/2021
Date Data Arrived at EDR: 01/20/2022
Date Made Active in Reports: 04/11/2022
Number of Days to Update: 81

Source: Ventura County Resource Management Agency
Telephone: 805-654-2813
Last EDR Contact: 04/18/2022
Next Scheduled EDR Contact: 08/01/2022
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

UST VENTURA: Underground Tank Closed Sites List

Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 02/28/2022	Source: Environmental Health Division
Date Data Arrived at EDR: 03/08/2022	Telephone: 805-654-2813
Date Made Active in Reports: 06/02/2022	Last EDR Contact: 06/07/2022
Number of Days to Update: 86	Next Scheduled EDR Contact: 09/19/2022
	Data Release Frequency: Quarterly

YOLO COUNTY:

UST YOLO: Underground Storage Tank Comprehensive Facility Report

Underground storage tank sites located in Yolo county.

Date of Government Version: 12/27/2021	Source: Yolo County Department of Health
Date Data Arrived at EDR: 01/04/2022	Telephone: 530-666-8646
Date Made Active in Reports: 03/18/2022	Last EDR Contact: 03/24/2022
Number of Days to Update: 73	Next Scheduled EDR Contact: 07/11/2022
	Data Release Frequency: Annually

YUBA COUNTY:

CUPA YUBA: CUPA Facility List

CUPA facility listing for Yuba County.

Date of Government Version: 01/26/2022	Source: Yuba County Environmental Health Department
Date Data Arrived at EDR: 01/27/2022	Telephone: 530-749-7523
Date Made Active in Reports: 04/14/2022	Last EDR Contact: 04/21/2022
Number of Days to Update: 77	Next Scheduled EDR Contact: 08/08/2022
	Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data

Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 12/03/2021	Source: Department of Energy & Environmental Protection
Date Data Arrived at EDR: 02/11/2022	Telephone: 860-424-3375
Date Made Active in Reports: 05/06/2022	Last EDR Contact: 05/09/2022
Number of Days to Update: 84	Next Scheduled EDR Contact: 08/22/2022
	Data Release Frequency: No Update Planned

NJ MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2018	Source: Department of Environmental Protection
Date Data Arrived at EDR: 04/10/2019	Telephone: N/A
Date Made Active in Reports: 05/16/2019	Last EDR Contact: 04/07/2022
Number of Days to Update: 36	Next Scheduled EDR Contact: 07/18/2022
	Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 01/01/2019
Date Data Arrived at EDR: 10/29/2021
Date Made Active in Reports: 01/19/2022
Number of Days to Update: 82

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 04/28/2022
Next Scheduled EDR Contact: 08/08/2022
Data Release Frequency: Quarterly

PA MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 06/30/2018
Date Data Arrived at EDR: 07/19/2019
Date Made Active in Reports: 09/10/2019
Number of Days to Update: 53

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 04/08/2022
Next Scheduled EDR Contact: 07/25/2022
Data Release Frequency: Annually

RI MANIFEST: Manifest information

Hazardous waste manifest information

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 11/30/2021
Date Made Active in Reports: 02/18/2022
Number of Days to Update: 80

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 05/16/2022
Next Scheduled EDR Contact: 08/29/2022
Data Release Frequency: Annually

WI MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 05/31/2018
Date Data Arrived at EDR: 06/19/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 76

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 06/03/2022
Next Scheduled EDR Contact: 09/19/2022
Data Release Frequency: Annually

Oil/Gas Pipelines

Source: Endeavor Business Media

Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by Endeavor Business Media. This information is provided on a best effort basis and Endeavor Business Media does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of Endeavor Business Media.

Electric Power Transmission Line Data

Source: Endeavor Business Media

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Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:

Source: American Hospital Association, Inc.
Telephone: 312-280-5991

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Nursing Homes

Source: National Institutes of Health

Telephone: 301-594-6248

Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Licensed Facilities

Source: Department of Social Services

Telephone: 916-657-4041

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory

Source: Department of Fish and Wildlife

Telephone: 916-445-0411

Current USGS 7.5 Minute Topographic Map

Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

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GEOCHECK[®] - PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

DIAMOND OAKS SUBDIVISION
E CALDWELL AVE & S BEN MADDOX WAY
VISALIA, CA 93292

TARGET PROPERTY COORDINATES

Latitude (North):	36.294538 - 36° 17' 40.34"
Longitude (West):	119.276969 - 119° 16' 37.09"
Universal Transverse Mercator:	Zone 11
UTM X (Meters):	295526.9
UTM Y (Meters):	4018822.2
Elevation:	333 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	12012261 VISALIA, CA
Version Date:	2018

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

<u>Flood Plain Panel at Target Property</u>	<u>FEMA Source Type</u>
06107C0945E	FEMA FIRM Flood data
<u>Additional Panels in search area:</u>	<u>FEMA Source Type</u>
Not Reported	

NATIONAL WETLAND INVENTORY

<u>NWI Quad at Target Property</u>	<u>NWI Electronic Data Coverage</u>
VISALIA	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

Search Radius:	1.25 miles
Status:	Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

<u>MAP ID</u>	<u>LOCATION FROM TP</u>	<u>GENERAL DIRECTION GROUNDWATER FLOW</u>
Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

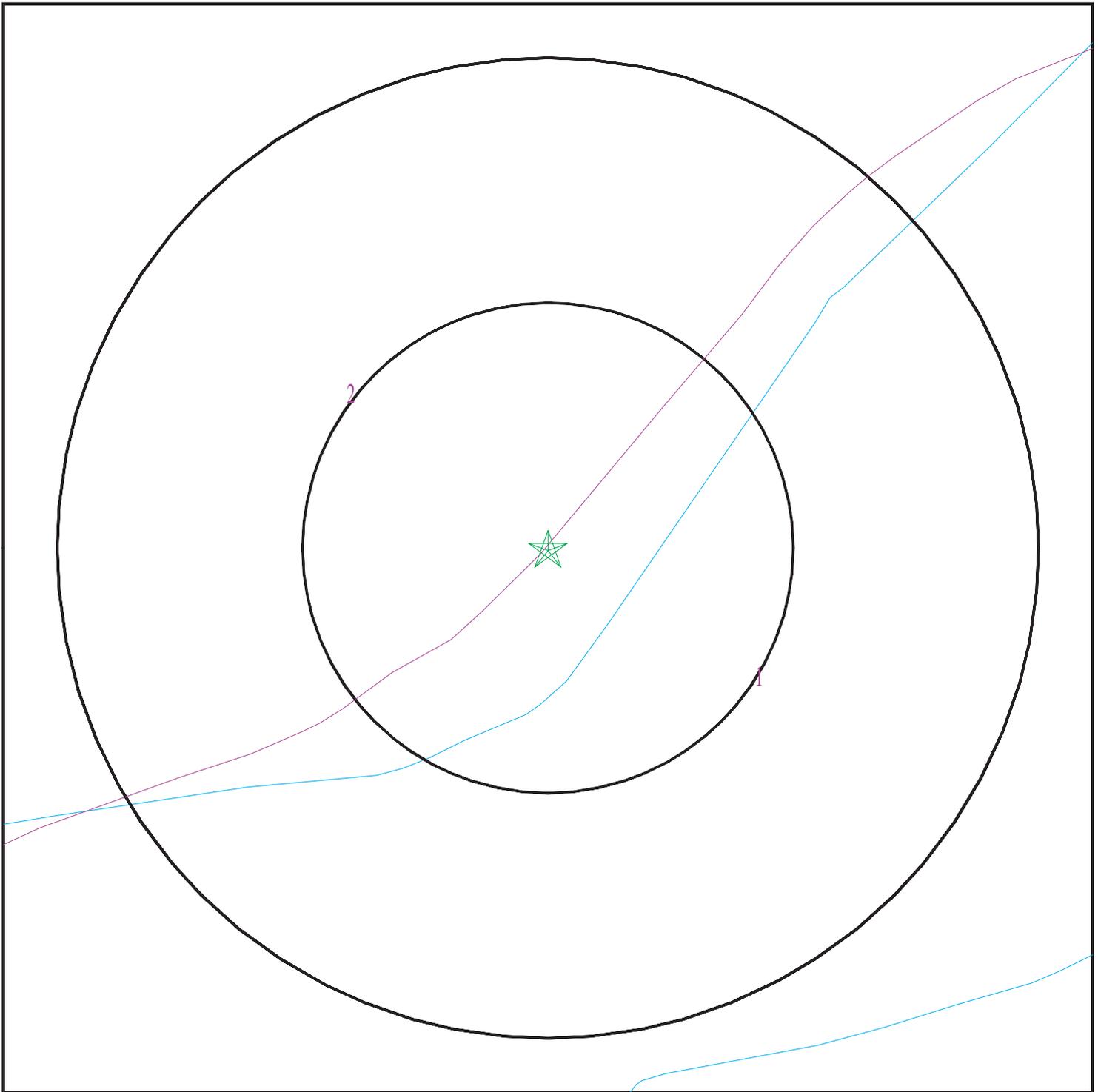
Era: Cenozoic
System: Quaternary
Series: Quaternary
Code: Q (*decoded above as Era, System & Series*)

GEOLOGIC AGE IDENTIFICATION

Category: Stratified Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

SSURGO SOIL MAP - 7017347.2s



- ★ Target Property
- ∩ SSURGO Soil
- ∩ Water

0 1/16 1/8 1/4 Miles



SITE NAME: Diamond Oaks Subdivision
ADDRESS: E Caldwell Ave & S Ben Maddox Way
Visalia CA 93292
LAT/LONG: 36.294538 / 119.276969

CLIENT: Krazan & Associates, Inc.
CONTACT: David Nava
INQUIRY #: 7017347.2s
DATE: June 13, 2022 6:14 pm

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: Grangeville

Soil Surface Texture: sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Somewhat poorly drained

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	16 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42.34 Min: 14.11	Max: 8.4 Min: 6.6
2	16 inches	27 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42.34 Min: 14.11	Max: 8.4 Min: 6.6
3	27 inches	66 inches	stratified loamy sand to silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42.34 Min: 14.11	Max: 8.4 Min: 6.6

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Map ID: 2

Soil Component Name: Nord

Soil Surface Texture: fine sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	11 inches	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14.11 Min: 4.23	Max: 8.4 Min: 6.6
2	11 inches	38 inches	stratified sandy loam to loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14.11 Min: 4.23	Max: 8.4 Min: 6.6
3	38 inches	50 inches	stratified loamy coarse sand to coarse sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14.11 Min: 4.23	Max: 8.4 Min: 6.6
4	50 inches	72 inches	stratified sandy loam to silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14.11 Min: 4.23	Max: 8.4 Min: 6.6

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
1	USGS40000171740	1/4 - 1/2 Mile SE
3	USGS40000171696	1/2 - 1 Mile South
9	USGS40000171685	1/2 - 1 Mile SW

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

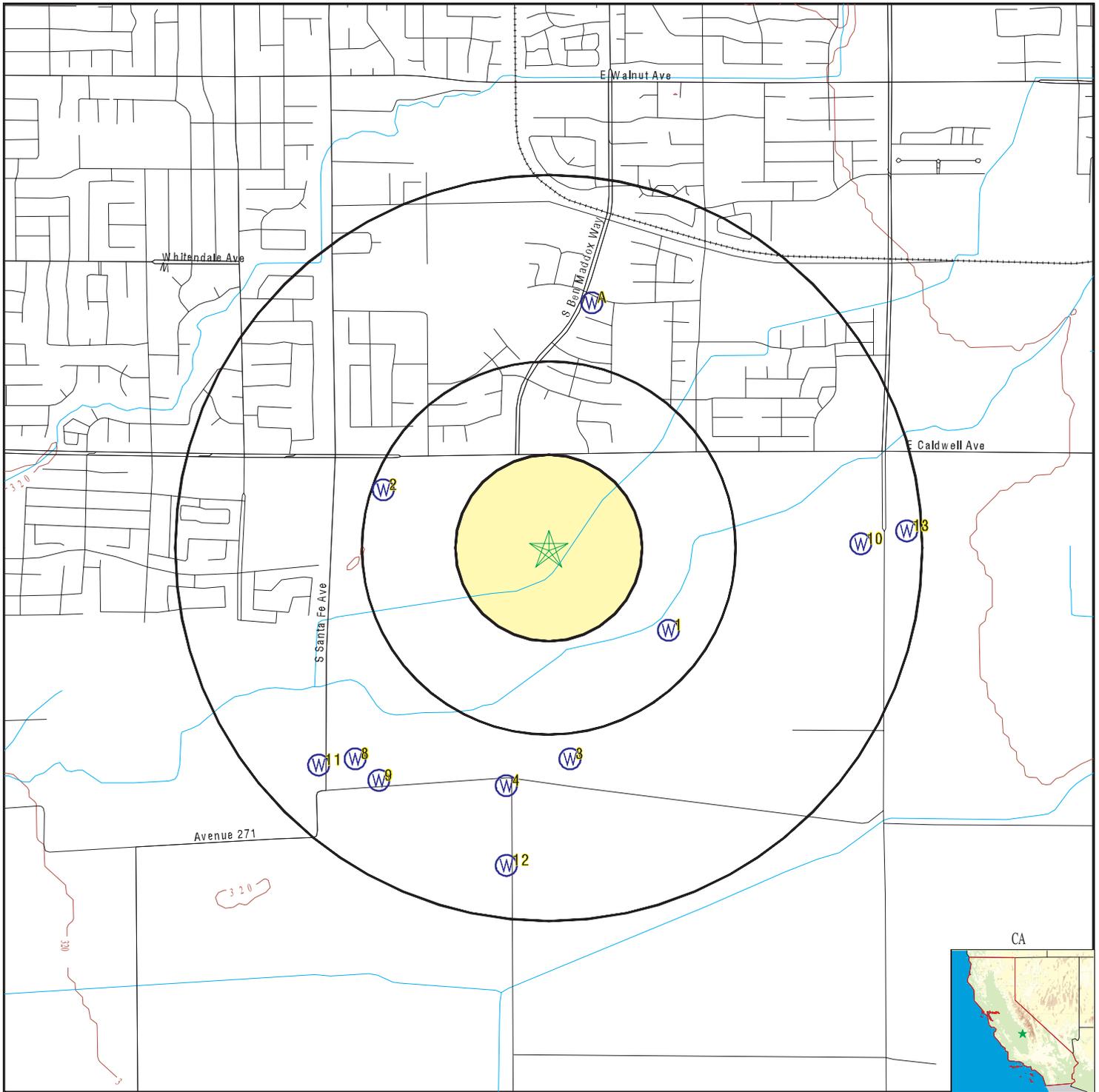
<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No PWS System Found		

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
2	CAEDF0000012312	1/4 - 1/2 Mile WNW
4	CADWR9000024993	1/2 - 1 Mile South
A5	CADDW0000008672	1/2 - 1 Mile North
A6	CADDW0000005590	1/2 - 1 Mile North
A7	CAPFAS000001654	1/2 - 1 Mile North
8	14561	1/2 - 1 Mile SW
10	CADWR9000025059	1/2 - 1 Mile East
11	CADWR9000025001	1/2 - 1 Mile SW
12	CADWR9000024913	1/2 - 1 Mile South
13	CAEDF0000025798	1/2 - 1 Mile East

PHYSICAL SETTING SOURCE MAP - 7017347.2s



- County Boundary
- Major Roads
- Contour Lines
- Earthquake Fault Lines
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons

- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location
- Closest Hydrogeological Data
- Oil, gas or related wells



SITE NAME: Diamond Oaks Subdivision
 ADDRESS: E Caldwell Ave & S Ben Maddox Way
 Visalia CA 93292
 LAT/LONG: 36.294538 / 119.276969

CLIENT: Krazan & Associates, Inc.
 CONTACT: David Nava
 768 INQUIRY #: 7017347.2s
 DATE: June 13, 2022 6:14 pm

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

1
SE
1/4 - 1/2 Mile
Higher

FED USGS USGS40000171740

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	019S025E09L001M	Type:	Well
Description:	Not Reported	HUC:	18030012
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Central Valley aquifer system		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	1960	Well Depth:	109
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

Ground water levels,Number of Measurements:	1	Level reading date:	1962-01-20
Feet below surface:	64.50	Feet to sea level:	Not Reported
Note:	Not Reported		

2
WNW
1/4 - 1/2 Mile
Lower

CA WELLS CAEDF0000012312

Well ID:	AGW080013577-841 WELL	Well Type:	MONITORING
Source:	Agricultural Lands	Other Name:	841 WELL
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=AGLAND&sa mp_date=&global_id=AGW080013577&assigned_name=841 WELL&store_num=		
GeoTracker Data:	Not Reported		

3
South
1/2 - 1 Mile
Lower

FED USGS USGS40000171696

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	019S025E17A001M	Type:	Well
Description:	Not Reported	HUC:	18030012
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Central Valley aquifer system		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	1950	Well Depth:	224
Well Depth Units:	ft	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

4
South
1/2 - 1 Mile
Lower

CA WELLS CADWR9000024993

State Well #:	19S25E17A001M	Station ID:	36182
Well Name:	Not Reported	Basin Name:	Kaweah
Well Use:	Unknown	Well Type:	Unknown
Well Depth:	0	Well Completion Rpt #:	Not Reported

A5
North
1/2 - 1 Mile
Higher

CA WELLS CADDW0000008672

Well ID:	5410016-002	Well Type:	MUNICIPAL
Source:	Department of Health Services		
Other Name:	WELL 02-03 - INACTIVE (PCE)		
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DHS&samp_date=&global_id=&assigned_name=5410016-002&store_num=		
GeoTracker Data:	Not Reported		

A6
North
1/2 - 1 Mile
Higher

CA WELLS CADDW0000005590

Well ID:	5410016-156	Well Type:	MUNICIPAL
Source:	Department of Health Services		
Other Name:	WELL 83-01 - BEFORE _GAC-TCP		
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DHS&samp_date=&global_id=&assigned_name=5410016-156&store_num=		
GeoTracker Data:	Not Reported		

A7
North
1/2 - 1 Mile
Higher

CA WELLS CAPFAS000001654

Well ID:	5410016-156	Well Type:	MUNICIPAL
Source:	Department of Health Services		
Other Name:	WELL 83-01 - BEFORE _GAC-TCP		
GAMA PFAS Testing:	Yes		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DHS&samp_date=&global_id=&assigned_name=5410016-156&store_num=		
GeoTracker Data:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

8
SW
1/2 - 1 Mile
Lower

CA WELLS 14561

Seq:	14561	Prim sta c:	19S/25E-08Q01 M
Frds no:	5400852001	County:	54
District:	84	User id:	54C
System no:	5400852	Water type:	G
Source nam:	WELL 01	Station ty:	WELL/AMBNT/MUN/INTAKE
Latitude:	361711.0	Longitude:	1191707.0
Precision:	3	Status:	AR
Comment 1:	Not Reported	Comment 2:	Not Reported
Comment 3:	Not Reported	Comment 4:	Not Reported
Comment 5:	Not Reported	Comment 6:	Not Reported
Comment 7:	Not Reported		
System no:	5400852	System nam:	Linda Loma Ranch
Hqname:	Not Reported	Address:	Not Reported
City:	Not Reported	State:	Not Reported
Zip:	Not Reported	Zip ext:	Not Reported
Pop serv:	0	Connection:	0
Area serve:	Not Reported		

9
SW
1/2 - 1 Mile
Lower

FED USGS USGS40000171685

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	019S025E17C001M	Type:	Well
Description:	Not Reported	HUC:	18030012
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Central Valley aquifer system		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	Not Reported	Well Depth:	Not Reported
Well Depth Units:	Not Reported	Well Hole Depth:	Not Reported
Well Hole Depth Units:	Not Reported		
Ground water levels,Number of Measurements:	1	Level reading date:	1962-01-20
Feet below surface:	66.60	Feet to sea level:	Not Reported
Note:	Not Reported		

10
East
1/2 - 1 Mile
Higher

CA WELLS CADWR9000025059

State Well #:	19S25E09H001M	Station ID:	36180
Well Name:	KSB-2017	Basin Name:	Kaweah
Well Use:	Unknown	Well Type:	Single Well
Well Depth:	0	Well Completion Rpt #:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

11
SW
1/2 - 1 Mile
Lower

CA WELLS CADWR9000025001

State Well #:	19S25E08P001M	Station ID:	39135
Well Name:	Not Reported	Basin Name:	Kaweah
Well Use:	Unknown	Well Type:	Unknown
Well Depth:	0	Well Completion Rpt #:	Not Reported

12
South
1/2 - 1 Mile
Lower

CA WELLS CADWR9000024913

State Well #:	19S25E17A002M	Station ID:	17439
Well Name:	Not Reported	Basin Name:	Kaweah
Well Use:	Unknown	Well Type:	Unknown
Well Depth:	0	Well Completion Rpt #:	Not Reported

13
East
1/2 - 1 Mile
Higher

CA WELLS CAEDF0000025798

Well ID:	AGW080011645-HAMESRCH	Well Type:	MONITORING
Source:	Agricultural Lands	Other Name:	HAMESRCH
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=AGLAND&sa mp_date=&global_id=AGW080011645&assigned_name=HAMESRCH&store_num=		
GeoTracker Data:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

State Database: CA Radon

Radon Test Results

Zipcode	Num Tests	> 4 pCi/L
93292	73	22

Federal EPA Radon Zone for TULARE County: 2

- Note: Zone 1 indoor average level > 4 pCi/L.
 : Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
 : Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for TULARE COUNTY, CA

Number of sites tested: 59

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	1.846 pCi/L	97%	3%	0%
Living Area - 2nd Floor	0.600 pCi/L	100%	0%	0%
Basement	3.100 pCi/L	50%	50%	0%

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Current USGS 7.5 Minute Topographic Map

Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory

Source: Department of Fish and Wildlife

Telephone: 916-445-0411

HYDROGEOLOGIC INFORMATION

AQUIFLOW^R Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

Telephone: 800-672-5559

SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)

This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

OTHER STATE DATABASE INFORMATION

Groundwater Ambient Monitoring & Assessment Program

State Water Resources Control Board

Telephone: 916-341-5577

The GAMA Program is California's comprehensive groundwater quality monitoring program. GAMA collects data by testing the untreated, raw water in different types of wells for naturally-occurring and man-made chemicals. The GAMA data includes Domestic, Monitoring and Municipal well types from the following sources, Department of Water Resources, Department of Health Services, EDF, Agricultural Lands, Lawrence Livermore National Laboratory, Department of Pesticide Regulation, United States Geological Survey, Groundwater Ambient Monitoring and Assessment Program and Local Groundwater Projects.

Water Well Database

Source: Department of Water Resources

Telephone: 916-651-9648

California Drinking Water Quality Database

Source: Department of Public Health

Telephone: 916-324-2319

The database includes all drinking water compliance and special studies monitoring for the state of California since 1984. It consists of over 3,200,000 individual analyses along with well and water system information.

California Oil and Gas Well Locations

Source: Dept of Conservation, Geologic Energy Management Division

Telephone: 916-323-1779

Oil and Gas well locations in the state.

California Earthquake Fault Lines

Source: California Division of Mines and Geology

The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

RADON

State Database: CA Radon

Source: Department of Public Health

Telephone: 916-210-8558

Radon Database for California

PHYSICAL SETTING SOURCE RECORDS SEARCHED

Area Radon Information

Source: USGS

Telephone: 703-356-4020

The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones

Source: EPA

Telephone: 703-356-4020

Sections 307 & 309 of IRRA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities

Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater

Source: Department of Commerce, National Oceanic and Atmospheric Administration

California Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines, prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

STREET AND ADDRESS INFORMATION

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STATE WATER RESOURCES CONTROL BOARD
HAZARDOUS SUBSTANCE STORAGE CONTAINER INFORMATION FOR TULARE COUNTY

CONTAINER TYPES: 1, 2, 3, 4, 5

(1=FARM MOTOR VEHICLE FUEL TANKS, 2=ALL OTHER PRODUCT TANKS, 3=WASTE TANKS, 4=SUMPS, 5=PITS, PONDS, LAGOONS & OTHERS)

I OWNER

C & C FARMS
1829 E. CALDWELL

VISALIA

CA 93277

II FACILITY

C & C FARMS
1829 E. CALDWELL
VISALIA

CA 93277

MAILING ADDRESS
TOWNSHIP/RANGE/SECTION

1829 E. CALDWELL
VISALIA

CA 93277

DEALER/FOREMAN/SUPERVISOR
TELEPHONE

FRANK COSTA, JR.

(209) 732-1097

TYPE OF BUSINESS
NO. OF CONTAINERS

FARMING

1

CROSS STREET :
LOVER LANES

TT19/R9 /S 25

III 24-HR. CONTACT PERSON / TELEPHONE

DAY: FRANK COSTA, JR

(209) 732-4114

NIGHT: FRANK COSTA, JR.

(209) 732-4114

***** OWNER ASSIGNED CONTAINER NUMBER: 1

***** STATE BOARD ASSIGNED CONTAINER ID NUMBER: 00000033495001 *****

IV DESCRIPTION

A. CONTAINER TYPE : TANK
B. MANUFACTURER/YR OF MFG: MOISIER /
C. YEAR INSTALLED : UNK
D. CAPACITY (GALLONS) : 1,000

E. REPAIRS : NONE IF YES WHEN :
F. CURRENTLY USED : YES IF NO, YEAR OF LAST USE:
G. STORES : PRODUCT
H. MOTOR VEHICLE FUEL/WASTE OIL : YES CONTAINS: DIESEL

IS CONTAINER LOCATED ON A FARM : YES

V CONTAINER CONSTRUCTION

A. THICKNESS: 12 GAUGE B. VAULTING: NON-VAULTED C. WALLING: SINGLE
D. MATERIAL : CARBON STEEL
E. LINING : UNLINED
F. WRAPPING : NONE

VI PIPING

A. ABOVEGROUND PIPING : B. UNDERGROUND PIPING : SUCTION
C. REPAIRS : NONE IF YES, YEAR OF MOST RECENT REPAIR:

VII LEAK DETECTION

NONE

URE TEST COMPOSITION OF SUBSTANCES CURRENTLY STORED IN CONTAINER

12034 DIESEL MOTOR VEHICLE FUEL



March 4, 2024

Site Plan Review No. 2023-225-1:

Pursuant to Zoning Ordinance Chapter 17.28 the Site Plan Review process has found that your application complies with the general plan, municipal code, policies, and improvement standards of the city. A copy of each Departments/Divisions comments that were discussed with you at the Site Plan Review meeting are attached to this document.

Based upon Zoning Ordinance Section 17.28.070, this is your Site Plan Review determination. However, your project requires discretionary action as stated on the attached Site Plan Review comments. You may now proceed with filing discretionary applications to the Planning Division.

This is your Site Plan Review Permit; your Site Plan Review became effective **January 24, 2024**. A site plan review permit shall lapse and become null and void one year following the date of approval unless, prior to the expiration of one year, a building permit is issued by the building official, and construction is commenced and diligently pursued toward completion.

If you have any questions regarding this action, please call the Community Development Department at (559) 713-4359.

Respectfully,

A handwritten signature in blue ink, which appears to read "Paul Bernal". The signature is stylized and written in a cursive-like font.

Paul Bernal
Community Development Director
315 E. Acequia Ave.
Visalia, CA 93291

Attachment(s):

- Site Plan Review Comments



MEETING DATE January 24, 2024
 SITE PLAN NO. 2023-225-1
 PARCEL MAP NO.
 SUBDIVISION
 LOT LINE ADJUSTMENT NO.

Enclosed for your review are the comments and decisions of the Site Plan Review committee. Please review all comments since they may impact your project.

RESUBMIT Major changes to your plans are required. Prior to accepting construction drawings for building permit, your project must return to the Site Plan Review Committee for review of the revised plans.

During site plan design/policy concerns were identified, schedule a meeting with

- Planning Engineering prior to resubmittal plans for Site Plan Review.
- Solid Waste Parks and Recreation Fire Dept.

REVISE AND PROCEED (see below)

A revised plan addressing the Committee comments and revisions must be submitted for Off-Agenda Review and approval prior to submitting for building permits or discretionary actions.

Submit plans for a building permit between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday.

Your plans must be reviewed by:

- CITY COUNCIL REDEVELOPMENT
- PLANNING COMMISSION PARK/RECREATION
- Annexation, TSM, TPM, AMP, etc.
- HISTORIC PRESERVATION OTHER – Lot Line Adjustment

ADDITIONAL COMMNTS:

If you have any questions or comments, please call the Site Plan Review Hotline at (559) 713-4440 Site Plan Review Committee

SITE PLAN REVIEW COMMENTS

Josh Dan, Planning Division (559) 713-4003

Date: January 24, 2024

SITE PLAN NO: 2023-225-1
PROJECT: Cameron Ranch Estates
DESCRIPTION: 171 SINGLE FAMILY LOTS
APPLICANT: MATTHEW AINLEY
LOCATION TITLE: SE CORNER OF S. BEN MADDOX WAY & CALDWELL AVENUE
APN TITLE: 124-010-007
GENERAL PLAN: RLD (Residential Low Density)
ZONING: Tulare County Jurisdiction

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

**Reference Site Plan
Review No. 2021-
093 and 2022-133.**

Project Requirements

- Annexation
- Tentative Subdivision Map
- Cultural Resources Study
- Tribal Consultation under AB 52
- Subject to the Agricultural Mitigation Program
- Consult with Tulare Irrigation District

PROJECT SPECIFIC INFORMATION: January 24, 2024

1. Most of the previous comments apply.
2. The applicant is requested to work with the City's CIP Division to address access points along Caldwell and Ben Maddox, local roads and speed calming techniques, and remainder parcels.
3. The applicant shall provide total land area of "Outlot J".
4. Work with Transit and CIP to dial in design for a bus turnout along Caldwell.
5. The applicant shall understand that any significant changes to the exhibit may require the item to return to SPR process.

PROJECT SPECIFIC INFORMATION: January 3, 2024

6. The proposal to develop a residential subdivision will require the applicant to file for the following:
 - a. Annexation of the project site into the Visalia City Limits;
 - b. Tentative Subdivision Map, including the following:
 - i. Phasing Plan;
 - ii. Site Plan showing the entire project site;
 - iii. Operational Statement/Project Narrative;
7. Tribal consultation as required by AB 52 shall be conducted for the project. If requested by a tribe, a Cultural Resources Study and records searches through the California Historical Resources Information System and Native American Heritage Commission may be required.
8. The applicant shall consult with the Tulare Irrigation District.
9. The layout of the subdivision shall incorporate the lot on the southeast corner of Ben Maddox Way and Caldwell Avenue, and the triangular lot to the east. Conceptual designs for lots shall be shown in these two areas.
10. Fencing/block wall details shall be provided on the site plan, including material, height, and location.
11. The site plan shall call out the southeaster portion of the project site as a Remainder. If this portion of the project site was previously parceled, evidence of the parcelization shall be provided.

12. Street and ditch cross sections shall be provided.
13. Building foot prints shall be provided for all irregular shaped lots.
14. "No build easements" shall be provided for Lots 14 and 93.
15. A color rendering of all landscape and open spaces areas shall be provided. The rendering shall also indicate the site of all open space areas.
16. It is recommended that the culvert be relocated to align with Cameron Avenue.
17. The project shall be subject to the Agricultural Mitigation Program.

Note:

1. The applicant shall contact the San Joaquin Valley Air Pollution Control District to verify whether additional permits are required through the District.
2. Prior to a final for the project, a signed Certificate of Compliance for the MWEL0 standards is required indicating that the landscaping has been installed to MWEL0 standards.

Sections of the Municipal Code to review:

Title 16 Subdivisions

17.12 Single-Family Residential Zone

17.34 Off-street parking and loading facilities

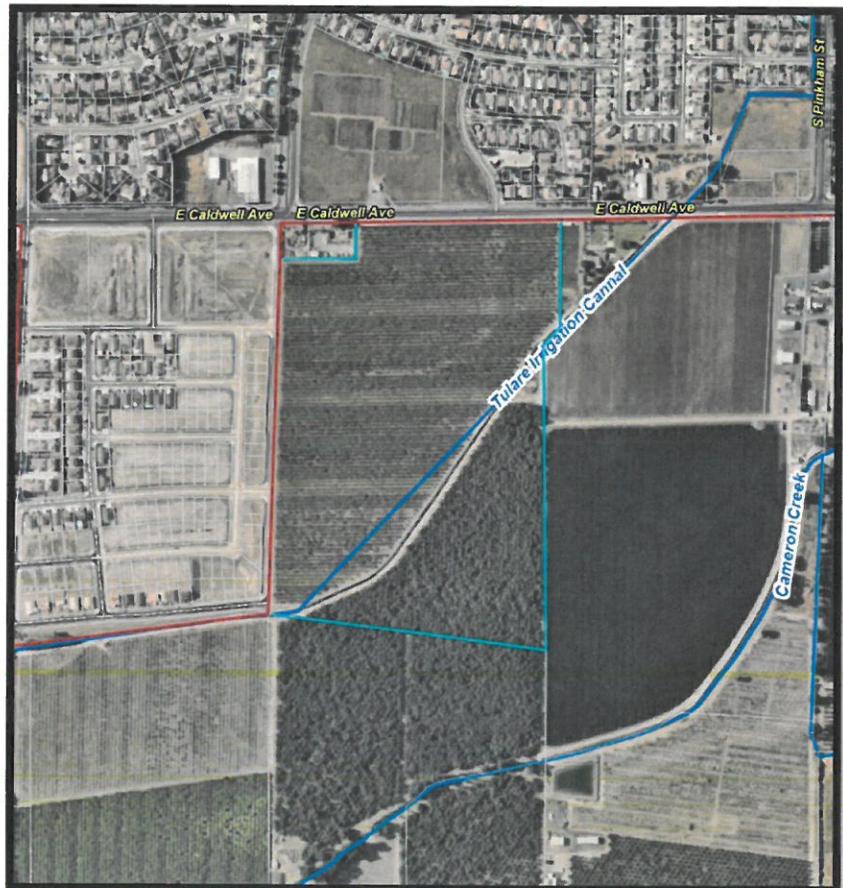
17.34.020(A)(1) Single-family dwelling

17.36 Fences Walls and Hedges

17.36.030 Single-family residential zones

NOTE: Staff recommendations contained in this document are not to be considered support for a particular action or project unless otherwise stated in the comments. The comments found on this document pertain to the site plan submitted for review on the above referenced date. Any changes made to the plan submitted must be submitted for additional review.

Signature: 



**SUBDIVISION & PARCEL MAP
REQUIREMENTS
ENGINEERING DIVISION**

<input type="checkbox"/>	Lupe Garcia	713-4197
<input type="checkbox"/>	Keyshawn Ford	713-4268
<input type="checkbox"/>	Edelma Gonzalez	713-4364
<input type="checkbox"/>	Sarah MacLennan	713-4271
<input checked="" type="checkbox"/>	Luqman Ragabi	713-4362

ITEM NO: 1 DATE: JANUARY 24, 2024

SITE PLAN NO.: 23-225 RESUBMITTAL
 PROJECT TITLE: CAMERON RANCH ESTATES
 DESCRIPTION: TENTATIVE SUBDIVISION MAP-171 SINGLE FAMILY LOTS
 APPLICANT: MATTHEW AINLEY
 PROP. OWNER: TWIGGE OAKS LLC
 LOCATION: 1345 E CALDWELL AVE
 APN: 124-010-007

SITE PLAN REVIEW COMMENTS

- REQUIREMENTS (Indicated by checked boxes)
- Submit improvements plans detailing all proposed work; Subdivision Agreement will detail fees & bonding requirements
- Bonds, certificate of insurance, cash payment of fees/inspection, and approved map & plan required prior to approval of Final Map.
- The Final Map & Improvements shall conform to the Subdivision Map Act, the City's Subdivision Ordinance and Standard Improvements.
- A preconstruction conference is required prior to the start of any construction.
- Right-of-way dedication required. A title report is required for verification of ownership. by map by deed
Additional ROW for Ben Maddox and Caldwell at intersection. SEE ADDITIONAL COMMENTS
- City Encroachment Permit Required which shall include an approved traffic control plan.
- CalTrans Encroachment Permit Required. CalTrans comments required prior to tentative parcel map approval. CalTrans contacts: David Deel (Planning) 488-4088
- Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map. **Maintenance District to be formed for subdivision.**
- Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.
- Dedicate landscape lots to the City that are to be maintained by the Landscape & Lighting District.
- Northeast Specific Plan Area: Application for annexation into Northeast District required 75 days prior to Final Map approval.
- Written comments required from ditch company. **TID** Contacts: James Silva 747-1177 for Modoc, Persian, Watson, Oakes, Flemming, Evans Ditch and Peoples Ditches; Paul Hendrix 686-3425 for Tulare Irrigation Canal, Packwood and Cameron Creeks; Bruce George 747-5601 for Mill Creek and St. John's River.
- Final Map & Improvements shall conform to the City's Waterways Policy. Access required on ditch bank, 12' minimum. Provide wide riparian dedication from top of bank.
- Sanitary Sewer master plan for the entire development shall be submitted for approval prior to approval of any portion of the system. The sewer system will need to be extended to the boundaries of the development where future connection and extension is anticipated. The sewer system will need to be sized to serve any future developments that are anticipated to connect to the system. **Extend sanitary sewer to project boundary limits, install any City Master Planned sewer infrastructure.**
- Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades. Prepared by registered civil engineer or project architect. All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a) directed to the City's existing storm drainage system; b) directed to a permanent on-site basin; or c) directed to a temporary on-site basin is required until a connection with adequate capacity is available to the City's storm drainage system. On-site basin:

- : maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance. **Install any City master planned storm drain infrastructure. See additional comments.**
- Show Valley Oak trees with drip lines and adjacent grade elevations. Protect Valley Oak trees during construction in accordance with City requirements. A permit is required to remove Valley Oak trees. Contact Public Works Admin at (559)713-4428 for a Valley Oak tree evaluation or permit to remove. Valley Oak tree evaluations by a certified arborist are required to be submitted to the City in conjunction with the tentative map application. A pre-construction conference is required.
 - Show adjacent property grade elevations on improvement plans. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
 - Relocate existing utility poles and/or facilities. **Required with all public street widening/construction**
 - Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding. **As necessary per required road improvements. Existing power poles on Ben Maddox.**
 - Provide "R" value tests: **1** each at **each intersection and 300' intervals**
 - Traffic indexes per city standards: **Refer to Arterial and Local street City standards.**
 - All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications. **Caldwell, Ben Maddox, and local streets**
 - All lots shall have separate drive approaches constructed to City Standards. **REFER TO CITY STDS**
 - Install street striping as required by the City Engineer. **DETERMINED AT TIME OF CIVIL REVIEW**
 - Install sidewalk: **varies** ft. wide, with **5'** ft. wide parkway on **Ben Maddox, Caldwell, and local streets.**
 - Cluster mailbox supports required at 1 per 2 lots, or use postal unit (contact the Postmaster at 732-8073).
 - Subject to existing Reimbursement Agreement to reimburse prior developer:
 - Abandon existing wells per City of Visalia Code. A building permit is required.
 - Remove existing irrigation lines & dispose off-site. Remove existing leach fields and septic tanks.
 - Fugitive dust will be controlled in accordance with the applicable rules of San Joaquin Valley Air District's Regulation VIII. Copies of any required permits will be provided to the City.
 - If the project requires discretionary approval from the City, it may be subject to the San Joaquin Valley Air District's Rule 9510 Indirect Source Review per the rule's applicability criteria. A copy of the approved AIA application will be provided to the City.
 - If the project meets the one acre of disturbance criteria of the State's Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is needed. A copy of the approved permit and the SWPPP will be provided to the City.
- Comply with prior comments Resubmit with additional information Redesign required

Additional Comments:

1. **Project to coordinate with City PW staff for design and future construction of improvements along Caldwell Ave as part of a current CIP, including but not limited to connection to Ben Maddox St intersection. The arterial to arterial intersection connection with signalization is required with development. Update site plan accordingly, provide cross section indicating level of improvements wit this development. Timing of improvements to be coordinated, subdivision will be required to install accordingly if ahead of City project. >>> Comment still applies.**
2. **Caldwell shall transition to the east to connect to existing if done prior to CIP. Transition is not reimbursable. >>> Comment still applies.**
3. **Subdivision to widen and install Ben Maddox roadway to 110' arterial stds. Refer to City stds. Complete remaining frontage improvements along subdivision to the west. Project to adhere to current City std cross section and install 5' parkway, 7' sidewalk, and 10' landscape lot to block wall. Site plan to provide cross section of the street, including existing west layout with respect to ROW. >>>cross section of Ben Maddox matches the existing section to the North.**
4. **Improvements at terminus of Ben Maddox to the south shall be futher clarified. Show existing improvements for further staff review. Show cross section at south limits as well as ultimate curb return layouts. >>> curb return layout matches existing to the west.**
5. **Medians along both Ben Maddox and Caldwell will need redesign, see traffic comments for restricted access at local street intersections. >>> Comment still applies coordinate with CIP project.**

6. Provide cross sections of all roads. >>> Shown on Site Plan.
7. Provide cross section of ditch channel, site plan is unclear if there is adequate maintenance road width along ditch bank. Redesign accordingly. >>> Cross section shows 15' riparian set-back. Provide cross section for culvert crossing along Reese Drive. This project will be required to install culvert with development. >>> Comment still applies.
8. Storm water retention will be required with subdivision. Additional SD main installation in accordance with City master plan will be required in Ben Maddox. Project to design infrastructure to temp basin to allow future abandonment and reroute to SD trunk line. Further coordinate with City CIP project manager for conformance to SD master plan update. It appears the SD line will have to take on SD runoff from stub at Diamond Oaks subdivision in addition to City SD project on Caldwell. Acquisition of the west parcel at Ben Maddox intersection to Caldwell is identified in City CIP, to be improved for temp basin use for storm water run-off from Caldwell. Further coordination with City Engineer and City staff will be necessary for timing of acquisition and improvement. >>> Comment still applies.
9. Coordinate SS connection on Caldwell with City CIP. >>> Comment still applies.
10. Project subject to ongoing analysis and update of the City's Storm Drain and Sewer master plans. Additional improvements may apply. >>> Comment still applies.
11. Public improvements required to be installed by development include, but may not be limited to, curb & gutter, sidewalk, parkway landscaping, street lighting, pavement, road transitions, utility relocations, undergrounding, storm and sewer extensions, curb ramp returns, ditch culverts, block walls, signal mods/installation, and medians. >>> Comment still applies.
12. Ben Maddox is identified in the City's Transportation Impact Fee (TIF) program as a funded 110' arterial roadway. Portions of roadway improvements (travel lanes and median) and costs to construct are applicable for reimbursement in the form of TIF credits towards future impact fees assessed with residential permits. Further coordination with City Engineer is required. >>> Comment still applies.
13. The proposed remainder lot at northwest corner will need to have access to local street as future access to Caldwell will be relinquished. Temporary turn around (on Lot 114) at Gowdy will not be supported. Redesign required to provide permanent cul-de-sac design. >>>(Cul-de-sac design incorporated with 2nd submittal).
14. Development will incur impact fees due at time of final map and building permits. Refer to applicable fees on page 4. >>> Comment still applies.
15. Current design does not allow for build out of Cain to City Standards specifically the knuckle at north end. redesign to maintain within development ownership limits or add note that states acquisition of land is a part of the development. >>> Site plan blue border shows the knuckle is within development ownership.
16. Cain and Russel intersection shall account for reduced turn access. Redcurb or provide method to maintain emergency access. >>> Comment still applies.
17. Intesection of Reese and "Temp pond" lots do not meet city std for cul de sac (at lots 14-17). Redesign to provide a safe intersection. >>> Site plan incorporated traffic circle, however city still has concerns regarding proposed design. it is recommended that applicant works with the City outside of Site plan review process for further development.
18. Developer shall be responsible for the maintenance of out lots. method of maintenance shall be worked through final map review. >>> Comment still applies.
19. Lot 143-148 will at a minimum need to allow for a local street connections to the remainder parcel at the north east to allow for future removal of access to Caldwell. Redesign as necessary.
20. TSM to define out lots.
21. Clean up line work on TSM.
22. TID dedication set back shall be 15' min, 18' requested.
23. Show top of ditch on TSM and dedication setback along TSM boundary.
24. TSM to show how civils will layout City Std for infrastructure. Show curb alignment improvements.
25. TSM shall show Section Lines and dedication areas to meet city street section.
26. Site plan only shows a portion of the parcel, north of the ditch, however per City records the parcel boundary extends south of the ditch. Site plan will need to include entire parcel boundary and provide connection (access) to the remainder lot. Or, provide documentation that shows

these are separate parcels. >>> Per applicant, parcel map was recorded with the county that establishes the blue border shown. Provide documentation that shows these are separate parcels.

- 27. Project to provide master plans for storm, sewer, streetlight, landscaping etc if phased.*
- 28. Street intersections are required to be right angles or as close to 90 degrees as possible.*
- 29. Cameron street intersection does not line up with the existing centerline to the west. redesign required. comply with traffic department comments.*

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **23-225 RESUBMITTAL**

Date: **01/24/2024**

Summary of applicable Development Impact Fees to be collected at the time of final/parcel map recordation:

(Preliminary estimate only! Final fees will be based on approved subdivision map & improvements plans and the fee schedule in effect at the time of recordation.)

(Fee Schedule Date:**08/19/2023**)

(Project type for fee rates:(**TENTATIVE SUBDIVISION MAP**)

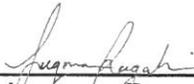
Existing uses may qualify for credits on Development Impact Fees.

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	DEFERRED UNTIL TIME OF DEVELOPMENT
<input checked="" type="checkbox"/> Sewer Front Foot Fee	
<input checked="" type="checkbox"/> Storm Drainage Acquisition Fee	
<input checked="" type="checkbox"/> Park Acquisition Fee	
<input type="checkbox"/> Northeast Acquisition Fee Total Storm Drainage Block Walls Parkway Landscaping Bike Paths	
<input checked="" type="checkbox"/> Waterways Acquisition Fee	

Additional Development Impact Fees will be collected at the time of issuance of building permits.

City Reimbursement:

- 1.) No reimbursement shall be made except as provided in a written reimbursement agreement between the City and the developer entered into prior to commencement of construction of the subject planned facilities.
- 2.) Reimbursement is available for the development of arterial/collector streets as shown in the City's Circulation Element and funded in the City's transportation impact fee program. The developer will be reimbursed for construction costs and right of way dedications as outlined in Municipal Code Section 16.44. Reimbursement unit costs will be subject to those unit costs utilized as the basis for the transportation impact fee.
- 3.) Reimbursement is available for the construction of storm drain trunk lines and sanitary sewer trunk lines shown in the City's Storm Water Master Plan and Sanitary Sewer System Master Plan. The developer will be reimbursed for construction costs associated with the installation of these trunk lines.



Luqman Ragabi

23225-1
CAMERON RANCH ESTATES
124010007

City of Visalia
Building: Site Plan
Review Comments

NOTE: These are general comments and DO NOT constitute a complete plan check for your specific project
Please refer to the applicable California Code & local ordinance for additional requirements.

- A building permit will be required. *For information call (559) 713-4444*
- Submit 1 digital set of professionally prepared plans and 1 set of calculations. (Small Tenant Improvements)
- Submit 1 digital set of plans prepared by an architect or engineer. Must comply with 2016 California Building Cod Sec. 2308 for conventional light-frame construction or submit 1 digital set of engineered calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:**
- Meet State and Federal requirements for accessibility for persons with disabilities.
- A path of travel, parking and common area must comply with requirements for access for persons with disabilities.
- All accessible units required to be adaptable for persons with disabilities.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements at property lines.
- A demolition permit & deposit is required. *For information call (559) 713-4444*
- Obtain required permits from San Joaquin Valley Air Pollution Board. *For information call (661) 392-5500*
- Plans must be approved by the Tulare County Health Department. *For information call (559) 624-8011*
- Project is located in flood zone _____ * Hazardous materials report.
- Arrange for an on-site inspection. (Fee for inspection \$157.00) *For information call (559) 713-4444*
- School Development fees.
- Park Development fee \$ _____, per unit collected with building permits.
- Additional address may be required for each structure located on the site. *For information call (559) 713-4320*
- Acceptable as submitted
- No comments at this time

Additional comments: _____

VAL GARCIA 01/23/24
Signature

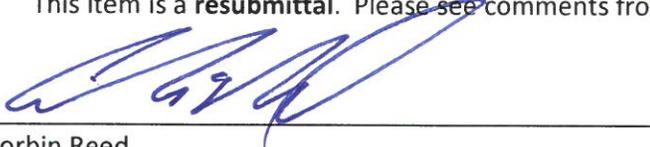


Site Plan Comments

Visalia Fire Department
Corbin Reed, Fire Marshal
420 N. Burke
Visalia CA 93292
559-713-4272 office
prevention.division@visalia.city

Date	January 24, 2024
Item #	1
Site Plan #	23225-1
APN:	124010007

- The Site Plan Review comments are issued as **general overview** of your project. With further details, additional requirements will be enforced at the Plan Review stage. Please refer to the 2022 California Fire Code (CFC), 2022 California Building Codes (CBC) and City of Visalia Municipal Codes.
- Traffic calming devices shall be prohibited unless approved by the fire code official. Visalia Fire Department current standards for approved traffic calming are speed tables that can be traversed at 25 miles per hour.
- This item is a **resubmittal**. Please see comments from previous submittals.



Corbin Reed
Fire Marshal



City of Visalia
 Police Department
 303 S. Johnson St.
 Visalia, CA 93292
 (559) 713-4370

Date: 01/24/24
 Item: 1
 Site Plan: SPR23225-1
 Name: Robert Avalos

Site Plan Review Comments

- No Comment at this time.
- Request opportunity to comment or make recommendations as to safety issues as plans are developed.
- Public Safety Impact Fee:
Ordinance No. 2001-11 Chapter 16.48 of Title 16 of the Visalia Municipal Code
Effective date - August 17, 2001.
- Impact fees shall be imposed by the City pursuant to this Ordinance as a condition of or in conjunction with the approval of a development project. "New Development or Development Project" means any new building, structure or improvement of any parcels of land, upon which no like building, structure of improvement previously existed. *Refer to Engineering Site Plan comments for fee estimation.
- Not enough information provided. Please provide additional information pertaining to:
 - Territorial Reinforcement: Define property lines (private/public space).
 - Access Controlled/ Restricted etc.
 - lighting Concerns:
 - Traffic Concerns:
 - Surveillance Issues:
 - Line of Sight Issues:
 - Other Concerns:

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

January 24, 2024

ITEM NO: 1 **Added to Agenda** MEETING TIME: 09:00
SITE PLAN NO: [SPR23225-1](#) ASSIGNED TO: Josh Dan Josh.Dan@visalia.ci
PROJECT TITLE: Cameron Ranch Estates
DESCRIPTION: 178 single family lots
APPLICANT: Matthew Ainley - Applicant
OWNER: TWIGGE OAKS LLC
APN: 124010007
LOCATION: Southeast corner of E. Caldwell Ave and S. Ben Maddox Way

THE TRAFFIC DIVISION WILL PROHIBIT ON-STREET PARKING AS DEEMED NECESSARY

- No Comments
- See Previous Site Plan Comments
- Install Street Light(s) per City Standards at time of development.
- Install Street Name Blades at Locations at time of development.
- Install Stop Signs at **local road intersection with collector/arterial** Locations.
- Construct parking per City Standards PK-1 through PK-4 at time of development.
- Construct drive approach per City Standards at time of development.
- Traffic Impact Analysis required (CUP)
 - Provide more traffic information such as . Depending on development size, characteristics, etc., a TIA may be required.
- Additional traffic information required (Non Discretionary)
 - Trip Generation - Provide documentation as to concurrence with General Plan.
 - Site Specific - Evaluate access points and provide documentation of conformance with COV standards. If noncomplying, provide explanation.
 - Traffic Impact Fee (TIF) Program - Identify improvements needed in concurrence with TIF.

Additional Comments:

- Caldwell & Ben Maddox are arterial status roadways. Median restrictions will be imposed on both roadways .
- Caldwell Ave - Noted: The road intersection on Caldwell aligns with Stover St on northside of Caldwell.

- Stover - This is the location for a $\frac{3}{4}$ access median break (right in/out and left in only). This will not be a full access median break per City CIP Caldwell widening project. Any request for a full opening at this location would be required to be analyzed with a site specific traffic analysis. A consideration for a deviation from city standard would have to be supported by the analysis. If not requested, an analysis is not required.
- Remainder Parcel - Median $\frac{3}{4}$ access break on Caldwell for the remainder parcel will not be permitted. City's CIP project for the Caldwell widening project will include a full median at this location with no break. Access to this parcel required to be provided internally within subdivision.
- Ben Maddox Way - Noted: Road intersections on Ben Maddox have been moved to align with local roads for subdivision on westside of Ben Maddox.
 - Russel intersection will be right in/out only. No median access break.
 - Cameron may have a $\frac{3}{4}$ median access (right in/out and left in only). Any request for a full opening at this location would be required to be analyzed with a site specific traffic analysis. A consideration for a deviation from city standard would have to be supported by the analysis. If a full opening is not requested, a site specific traffic analysis for the full median break is not required.
 - Burke/Resse Dr (road name subject to change) – May have a $\frac{3}{4}$ median access (right in/out and left in only). This location requires a site specific traffic analysis to support $\frac{3}{4}$ median access; otherwise right in/out only. If not requested, an analysis is not required.
- Traffic calming within subdivision - Long streets induce speed. Streets need to be broken into shorter segments, and/or provide traffic calming features. Traffic calming design needs to accommodate emergency access.
 - Noted on plan – Traffic calming features (raised intersections) to be installed at Stover/Russell and Resse/Cameron which are 4-legged uncontrolled intersections.
 - Noted on plan - Reese Dr is over 900-ft in length, and traffic calming is to be provided at Cameron, Packwood, Russel (speed tables or raised intersections at 4-leg intersections).
 - Noted on plan - Russell Ave is over 900-ft in length, and traffic calming is to be provided at Stover and Hazel (speed tables or raised intersections at 4-leg intersection). Recommend changing location of traffic calming measure from Hazel to Luke.
 - Traffic calming circle - More information required on design.
- Noted: Plan provides for superblock connectivity. See COV standard P-15 Super Block Connectivity. Local road connection provided over ditch.
- Street intersections are required to meet at right angles or as near to 90 degrees as possible. Straight tangents at intersections are required for a minimum of 100-ft. Alignment of intersections along Reese Dr are required to be redesigned.
- Right turn deceleration lanes on Ben Maddox and on Caldwell may be required for street intersections entering subdivision. Refer to City of Visalia TIA Procedures for threshold requirements.
- All street names are subject to City review and approval. Names may change.

Leslie Blair

Leslie Blair



CALIFORNIA WATER SERVICE

Visalia District 216 North Valley Oaks Drive
Visalia, CA 93292 Tel: (559) 624-1600

<p>Site Plan Review Comments From: California Water Service Scott McNamara, Superintendent 216 N Valley Oaks Dr. Visalia, CA 93292 559-624-1622 Office 559-735-3189 Fax smcnamara@calwater.com</p>	<p>Date: 01/24/2024 Item # 1 Site Plan # 23-225 Project: Cameron Ranch Estates Description: 178 Single Family Lots Applicant: Matt Ainley Location: SEC of Caldwell and Ben Maddox APN: 124-010-007</p>
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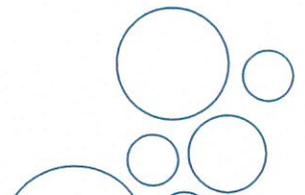
The following comments are applicable when checked:

- Re-submit
- No Comments at this time

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- Fire Hydrants**
Comments- Per Visalia Fire Department requirements. If street frontage hydrants are required off existing water main, Cal Water will utilize our own contractor for that work and that work will be paid for by the developer/customer. The location of those hydrants is to be approved by Visalia Fire.
 - Services**
Comments- Services will need to be installed with this development.
 - Mains**
Comments- Water main will need to be installed with this project along Caldwell Avenue and the interior portion of the project.
 - Backflow Requirements**
Comments- Will be required if any parcel is for multi-family, commercial, or has multiple services on one parcel. Please contact Cross Connection Control Specialist, Juan Cisneros at 559-624-1670 or visaliabackfow@calwater.com for a backflow install packet.

Additional Comments:

- Please contact New Business Superintendent Sedelia Sanchez at 559-624-1621 or ssanchez@calwater.com to start your project with Cal Water.



CITY OF VISALIA
SOLID WASTE DIVISION
336 N. BEN MADDOX
VISALIA CA. 93291
713 - 4532
COMMERCIAL BIN SERVICE

23225-1

January 24, 2024

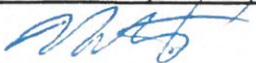
- No comments.
- See comments below
- Revisions required prior to submitting final plans. See comments below.
- Resubmittal required. See comments below.
- Customer responsible for all cardboard and other bulky recyclables to be broken down before disposing of in recycle containers
- ALL refuse enclosures must be R-3 OR R-4
- Customer must provide combination or keys for access to locked gates/bins
- Type of refuse service not indicated.
- Location of bin enclosure not acceptable. See comments below.
- Bin enclosure insufficient to comply with state recycling mandates. See comments for suggestions.
- Inadequate number of bins to provide sufficient service. See comments below.
- Drive approach too narrow for refuse trucks access. See comments below.
- Area not adequate for allowing refuse truck turning radius of : Commercial 50 ft. outside 36 ft. inside; Residential 35 ft. outside, 20 ft. inside.
- Paved areas should be engineered to withstand a 55,000 lb. refuse truck.
- Bin enclosure gates are required
- Hammerhead turnaround must be built per city standards.
- Cul - de - sac must be built per city standards.
- Bin enclosures are for city refuse containers only. Grease drums or any other items are not allowed to be stored inside bin enclosures.
- Area in front of refuse enclosure must be marked off indicating no parking
- Enclosure will have to be designed and located for a STAB service (DIRECT ACCESS) with no less than 38' clear space in front of the bin, included the front concrete pad.
- Customer will be required to roll container out to curb for service.
- Must be a concrete slab in front of enclosure as per city standards, the width of the enclosure by ten(10) feet, minimum of six(6) inches in depth.
- Roll off compactor's must have a clearance of 3 feet from any wall on both sides and there must be a minimum of 53 feet clearance in front of the compactor to allow the truck enough room to provide service.

- City ordinance 8.28.120-130 (effective 07/19/18) requires contractor to contract with City for removal of construction debris unless transported in equipment owned by contractor or unless contracting with a franchise permittee for removal of debris utilizing roll-off boxes.
- City standard (3-can) residential services to be assigned per address. Streets and cul-de-sacs built to city standards.

Comment

Jason Serpa, Solid Waste Manager, 559-713-4533
Edward Zuniga, Solid Waste Supervisor, 559-713-4338

Nathan Garza, Solid Waste, 559-713-4532



Susan Currier

From: Lau, Scott@DOT <Scott.Lau@dot.ca.gov>
Sent: Tuesday, January 30, 2024 5:01 PM
To: Susan Currier
Cc: Duran, Braden@DOT; Deel, David@DOT
Subject: Caltrans response to Visalia SPR 012424

Hi Susan,

I have reviewed Visalia's SPR Agenda for January 24, 2024, and here are my findings:

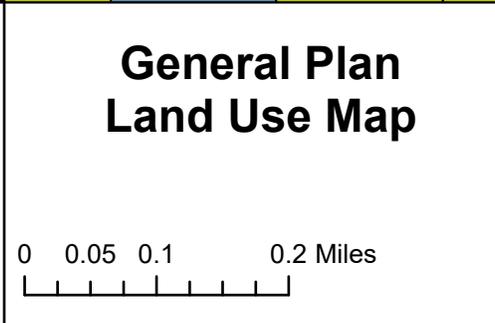
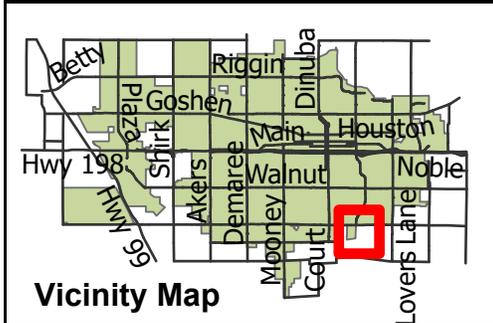
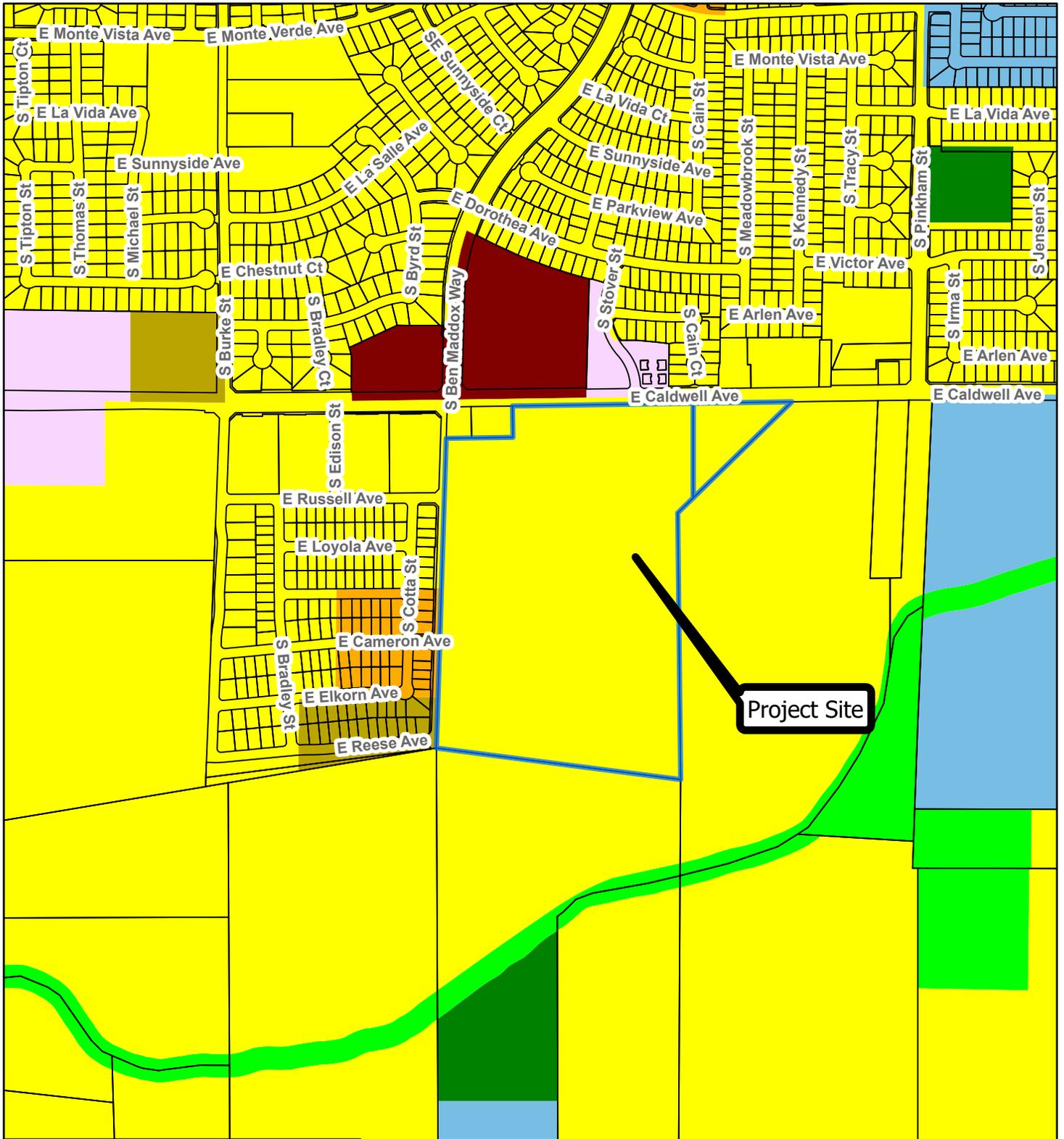
1. **SPR 23225 – Cameron Ranch Estates: No comments.**
2. SPR 24010 – Tract 5593 Remainder Parcels: No comments.
3. SPR 24011 – Tone Up with Deb: No comments.
4. SPR 24012 – Ash Ghaly Question on Opening Restaurant(?): No comments.
5. SPR 24013 – Oak Grove Substation: No comments.

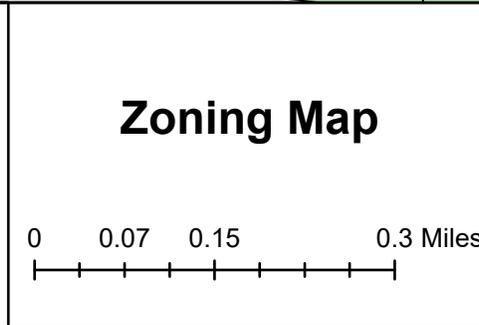
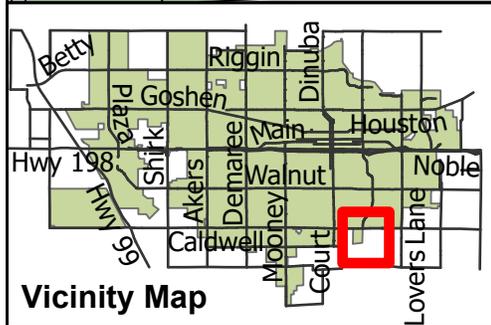
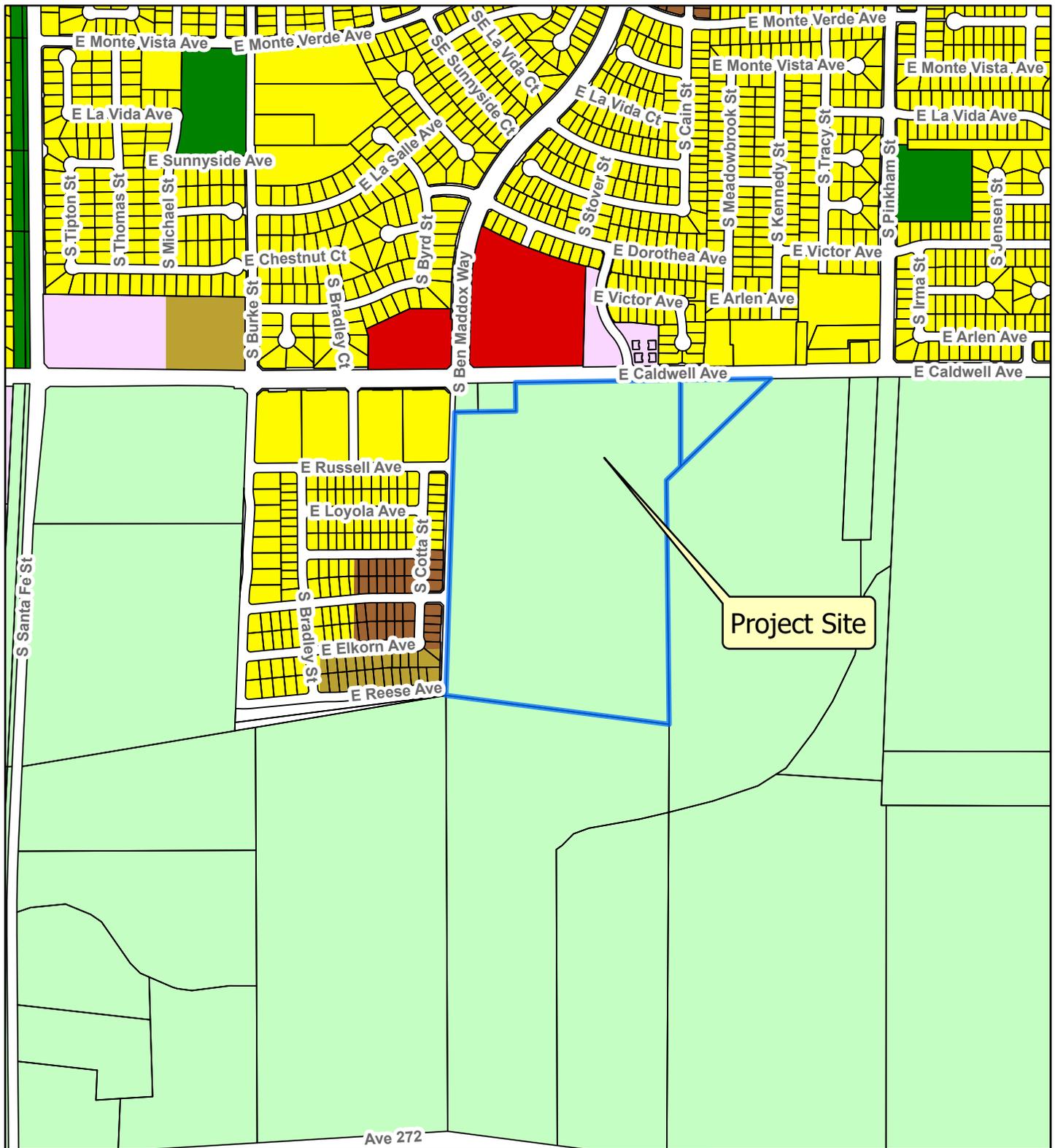
Respectfully,

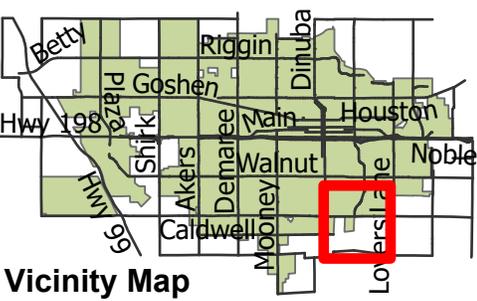
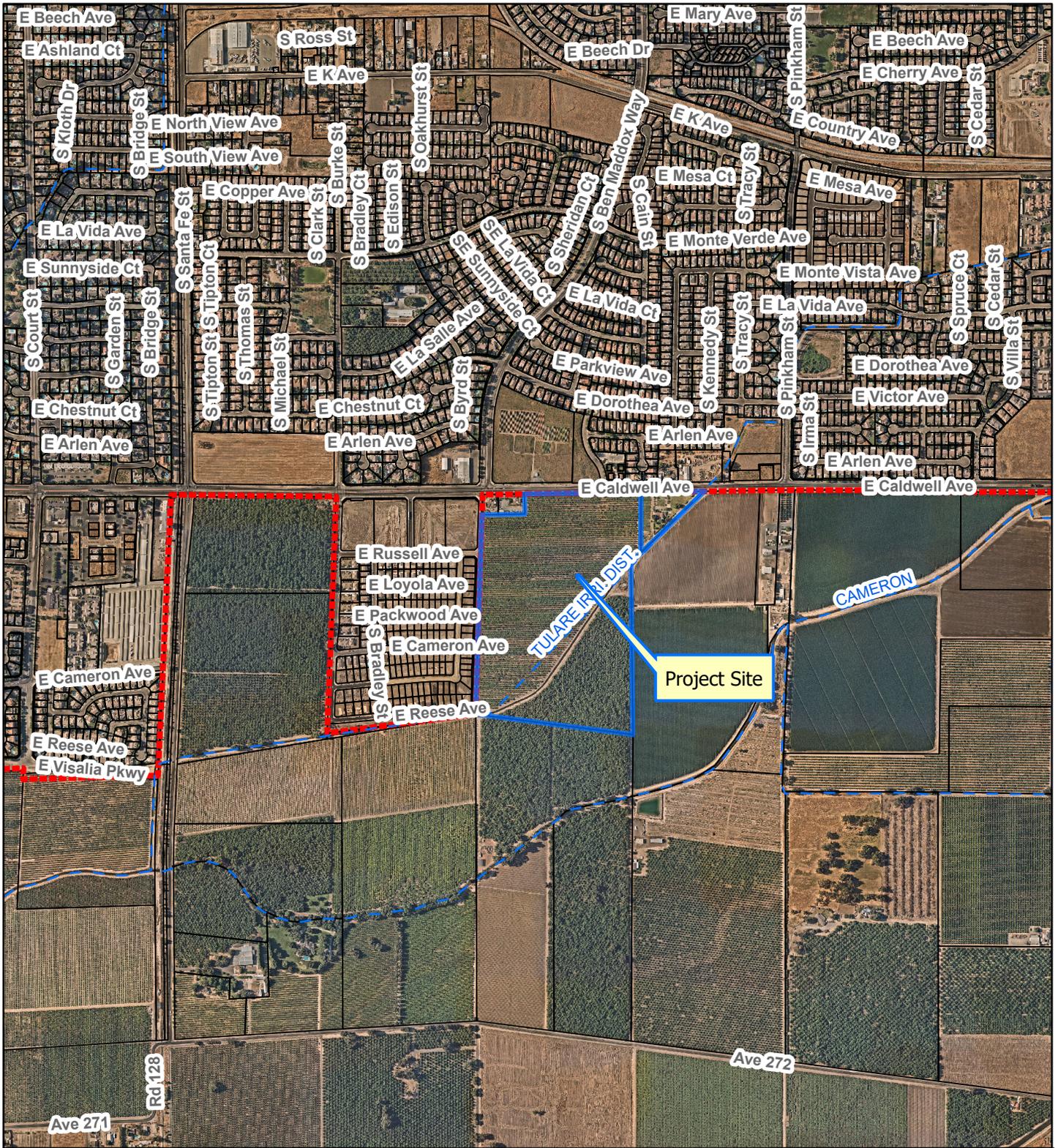


Scott Lau

Associate Transportation Planner
California Department of Transportation
1352 West Olive Avenue
Fresno, CA 93778
Cell: (559) 981-7341







Aerial Map

